

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hancock Estates
No. of Lots Proposed: 5 **No. of Lots Approved:** 0
Variances Requested: 1. Reduce cul-de-sac right-of-way radius to 38' at the end of Lyngate Blvd.
2. Reduce cul-de-sac pavement radius to 33' at the end of Lyngate Blvd.
3. Reduce right-of-way to 38' between STA 0+60 and STA 0+77 on the proposed road.
4. Reduce the radius return from 25' to 10' at intersection on proposed road and Lyngate Blvd.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to the following 9 conditions:
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.
2. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
3. Prior to approval of the final plat, the driveway to lot 5 must be graded in and the boundary of the access easement must be established based on the area required to accommodate the disturbed area.
4. The pavement of the proposed joint permanent easement must be extended to lot 5 or the boundary of the lot may be altered to provide the required frontage.
5. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
6. Prior to final plat recording establish a home owners association for the purpose of maintaining the joint permanent easement, drainage facilities and any other commonly held assets.
7. Installing a water quality feature as may be required by the Knox county Dept. of Engineering and Public Works
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
Comments: The applicant is proposing to subdivide this 19.1 acre tract into 5 lots. The property is zoned PR (Planned Residential) and A (Agricultural). The lots in the PR zoned portion of the site al contain over27,00 square feet. The remaining lot will contain approximately 15 acres. Access to the lots will be from a joint permanent easement that will be extended from the current terminus of Lyngate Blvd. Knox County Engineering has required that the applicant provide a cul-de-sac at the current terminus of Lyngate Blvd.
EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
1. Public utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
1. The proposed residential subdivision meets the standards for development within the Planned Residential and Agricultural zoning districts and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with a mixture of detached and attached residential lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan identifies this property for low density residential uses with slope protection located on the southeastern portion of the property.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

- Details of MPC action:**
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 - 8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
 - 9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 9 conditions:

Date of MPC Approval: 5/8/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: