

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Maples Glen

Surveyor: LeMay & Associates

No. of Lots Proposed: 14 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance at station 0+40, from 250' to 80'.
2. Vertical curve variance at station 4+00, from 450' to 300'.
3. Intersection separation variance from 300' to 178' between Wildtree Ln. and Maples Glen Wy.

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 variance 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Prior to commencing grading on this site, obtain an off site drainage easement as may be required by the Knox County Dept. of Engineering and Public Works.
3. Provision of a sight distance easement across lot 9 per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all requirements of the approved use on review development plan.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on Westland Dr. from the proposed entrance road.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 4.97 acre site into 14 lots for detached single family dwellings. The site was rezoned to PR (Planned Residential) at 1-3.4 dwellings per acre in February of this year by the Knox County Commission. This request was postponed last month due to concerns regarding sight distance at the proposed entrance. The applicant's engineer has changed the location where access will be provided to the site. He will have to certify that 350' of sight distance is available in each direction prior to approval of the final plat. In addition, an off site drainage easement may be needed at the point where the stormwater is going to be discharged from the detention basin. The applicant will be required to obtain this off site drainage easement prior to commencing any grading on this site if it is determined to be needed by the Knox County Dept. of Engineering and Public Works.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The

use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Southwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.4 du/ac. At a proposed density of 2.82 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

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Summary of MPC action: APPROVE variance 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 6/10/2004

Date of Denial:

Postponements: 5/13/2004

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: