

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Heritage Place
Surveyor: LeMay & Associates
No. of Lots Proposed: 61 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 175' at sta. 2+10, 6+20, 10+00 & 12+00
2. Vertical curve variance from 96.75' to 80' at sta 0+40 of Road A
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 & 2 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Dry Gap Pk. at the proposed subdivision entrance road.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water drainage system and all other commonly held assets.
7. Establishing riparian buffers as required by the Knox County Dept. of Engineering and Public Works and/or the Tenn. Dept. of Environment and Conservation
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Meeting all requirements of the approved use on review development plan.
10. Construction of sidewalks on one side of every street in the development. The sidewalk is to be a minimum of 4' wide with a planting strip between the back of the curb and the sidewalk that is 2' or more in width. All sidewalk construction must comply with the requirements of the ADA Act.
11. 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 develop a subdivision containing 61 lots on this 16.48 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one attached single family dwelling on each of the proposed lots. The site is zoned PR (Planned Residential) with a permitted density of up to 4.5 dwellings per acre. At the maximum density permitted by the current zoning 74 dwellings could be approved for this property.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.71 du/ac, is consistent in use and density with the approved rezoning of the property.

3. Any school age children living in this development are presently zoned to attend Brickey McCloud Elementary and Halls Middle and High Schools.

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

- 1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan as amended designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.71 du/ac is consistent with the Sector Plan and zoning designations.
- 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:** 5/11/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 & 2 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 5/11/2006 **Date of Denial:** **Postponements:**

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: