

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: MPM Development on Dry Gap Pike

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 60 No. of Lots Approved: 0

Variances Requested:

1. Horizontal curve variance on Road "A" at station 3+50, from 250' to 150'.
2. Horizontal curve variance on Road "A" at station 9+00, from 250' to 170'.
3. Vertical curve variance on Road "A" at station 0+70, from 200' to 110'.
4. Intersection grade variance on Road "A" at the Dry Gap Pike intersection, from 1% to 2%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-4 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Dry Gap Pike.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
8. Meeting all requirements of the approved use on review development plan.
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 the subdivision of an 14.9 acre tract into 60 single-family attached lots with access from Dry Gap Pike. The site has two major site constraints for development. The first constraint is the lack of required sight distance along Dry Gap Pike. To achieve the required site distance, the applicant will have to remove vegetation and regrade the existing bank along the road. The second constraint is a sink hole/wetland area located on the northern portion of the property. The applicant is working with the Tennessee Department of Environment and Conservation on identifying the limits of the sinkhole (see attached letter). Until this issue can be resolved, the applicant has removed from consideration, the proposed lots in the area of the hatched contours. Once the limits of the sinkhole are established, the applicant will submit a revised concept plan to add the additional lots.

Staff is recommending that the applicant revise the proposed landscape plan to add Type "C" landscaping along the rear and/or side of all lots that adjoin the peripheral setback area. Existing vegetation should also be retained within the peripheral setback area where grading allows.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

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3. Meeting all applicable requirements of the Knoxville Department of Engineering.
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Summary of MPC action: APPROVE variances 1-4 because of topography, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 3/8/2001 **Date of Denial:** **Postponements:** 5/11- 6/8/00, 1/11-2/8/01

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: