



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Reagan Ridge

Surveyor: LeMay & Associates

No. of Lots Proposed: 45                      **No. of Lots Approved:** 45

Variations Requested:

1. Horizontal curve variance on Road "B" at station 3+25, from 250' to 100'.
2. Horizontal curve variance on Road "B" at station 6+00, from 250' to 150'.
3. Horizontal curve variance on Road "C" at station 4+75, from 250' to 100'.
4. Intersection grade variance on Road "B" at Road "A", from 1% to 2%.
5. Intersection grade variance on Road "C" at Road "A", from 1% to 2%.
6. Transition radius variance on Road "A", from 75' to 25'.

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 - 6 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 (County Ord. 91-1-102).
3. The off-site drainage running through the site must be kept separate from the on-site drainage system.
4. Widening Reagan Rd., from the entrance to the subdivision south to Hardin Valley Rd., to a standard acceptable to the Knox County Department of Engineering and Public Works. Any required design plans for the road widening are to be submitted at the design plan phase of the proposed subdivision.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Concurrent with final plat approval, record a line of sight easement across Lots 17, 27 and 32 in order to provide the needed sight distance for the curves in Roads "A", "B" & "C".
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 this 19.77 acre tract into 45 detached single-family lots with access from Reagan Rd., a minor collector street. This property was recently approved by County Commission, on an appeal of the Planning Commission's recommendation of denial, for a rezoning to PR (Planned Residential) at 1-3 du/ac (1-O-01-RZ). The proposed density for the subdivision is 2.28 du/ac.

Since the pavement width in the area of the entrance of the subdivision is only 17', Staff is recommending that Reagan Rd. be widened to a width of at least 20', back to Hardin Valley Rd. It is Staff's position that this improvement is necessary because of the number of lots proposed for this subdivision and the potential for future development of the other large tracts along Reagan Rd. The applicant has already obtained approval from the Tennessee Department of Environment and Conservation for the proposed subdivision.

MPC Action: Approved

**MPC Meeting Date:** 5/10/2001

Details of MPC action:

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 (County Ord. 91-1-102).

3. The off-site drainage running through the site must be kept separate from the on-site drainage system.

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**Summary of MPC action:** APPROVE variances 1 - 6 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:** 5/10/2001

**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:**