

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Luttrell Development - Whelhan Farm
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 151 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 124.5' to 75' at sta0+50 of Road A.
2. Broken back curve tangent length variance from 150' to 59' on Road B.
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 restricts compliance with the Subdivision Regulations, 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.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Place a note on the final plat that all lots will have access from the internal street system only.
7. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development.
8. Establish a greenway easement across this site if required by the Knox County Greenways Coordinator.
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 58.11 acre parcel, which includes acreage along an unstudied creek, into 151 lots for detached single family dwellings. The property has been recommended for PR zoning at 1-4 du/ac by the MPC at its April 14, 2005 meeting. The Knox County Commission will have the rezoning request on its May 23, 2005 meeting.

The Greenways Plan for Knox County identifies the desire to locate a greenway in the vicinity of this site. The staff will request the applicant to work with the Knox County Greenways coordinator to determine if the proposed greenway should pass through this site. If a greenway is desired, the applicant will be required to dedicate an easement for the future construction of the pathway.

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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the proposed zoning and subdivision development in the area.
3. Any school age children living in this development are presently zoned to attend Ritta Elementary, Holston Middle & Gibbs High School

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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.

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.
3. The recommended density of this site is 1- 4 dwellings per acre. The proposed 2.96 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 5/12/2005

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
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Date of MPC Approval: 5/12/2005 **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:**