

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Laurens Glen

Surveyor: Sullivan

No. of Lots Proposed: 28 No. of Lots Approved: 28

Variances Requested:

1. Vertical curve variance at station 0+75 on Road B from 135' to 130'.
2. Horizontal curve variance at station 1+82.5 on Road A, from 250' to 175'.
3. Horizontal curve variance at station 3+60 on Road A, from 250' to 175'.
4. Horizontal curve variance at station 8+85 on Road A, from 250' to 125'.
5. Corner radius variance on the east side of the intersection of Road A and Nubbin Ridge Rd., from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography and limited access restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement 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 (Ord. 91-1-102).
3. Provision of sight distance easement, to be reflected on the final plat, across Lot 17 as required by the Knox County Department of Engineering and Public Works.
4. Prior to design plan approval, obtaining off site drainage easements as required by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Tying Tax Parcel 145 006 into a public water line due to the loss of the existing well pump house at the proposed subdivision entrance.
7. Meeting all requirements of the approved use on review development plan.
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 divide this 9.38 acre site into 28 lots at a density of 2.98 du/ac within the area zoned PR (Planned Residential). The site was rezoned to PR (Planned Residential) at 1-3 du/ac in November 2003.

A concept plan/use-on-review was previously approved for this site on November 13, 2003. The original plan had restricted access from the property to Nubbin Ridge Rd. at the western side of the property which required extensive grading to construct a road to Knox County design standards.

In the revised plan, the applicant is providing access to the site on the eastern side of the property across tax parcel 145 00501. This new street access is at a location with improved sight distance. Variances were granted by the Knox County Board of Zoning Appeals on April 27, 2005 to reduce the minimum lot size and building setback for the existing residence on parcel 00501. These variances are needed to allow the new street entrance across this parcel. The proposed entrance road is at a location that will impact an existing pump house that provides water to the parcel to the east (145 006). The applicant has agreed to tie the residence into the public water system.

The proposed drainage for the subdivision will leave the site in an area where there is not a well defined drainage way. The Knox County Department of Engineering and Public Works will require the applicant to obtain off-site drainage easements from adjoining property owners before additional drainage can be directed onto their property.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
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Summary of MPC action: APPROVE variances 1-5 because the site's topography and limited access restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 8 conditions

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: