



**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Safe Haven  
Surveyor: Brown  
No. of Lots Proposed: 23      No. of Lots Approved: 0  
Variances Requested: Not identified  
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 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. Widen Nichols Rd. to a minimum paved width of 20' from the proposed entrance to Gov. John Sevier Hwy  
4. Prior to final plat approval reconstruct Nichols Road in order to obtain the 300' minimum required sight distance. The design of this improvement must be approved by Knox County Dept. of Engineering and Public Works prior to commencing any work within the Nichols Rd. right-of-way. The actual construction of the improvement is an expense to the developer and it must coordinated with, and supervised by the Knox County Dept. of Engineering and Public Works.  
5. Revise the road profiles per the requirements of the County Engineer. Identify any required variances associated with the road designs and request their consideration at the time of the final plat approval. Variances that are not recommended for approval by the Knox County Engineer will be recommended for denial.  
6. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)  
7. Meeting all requirements of the approved Use-on-Review development plan.  
8. Place a note on the final plat that all lots will have access from the internal street system only.  
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 7.35 acre parcel into 23 lots for detached single family dwellings. The applicant requested consideration of a rezoning of this site to PR (Planned Residential) zoning at 1-4 dwellings per acre The property was recommended for PR zoning at 1-3 du/ac by the MPC at its April 14, 2005 meeting. Due to the recommendation of MPC the maximum number of units that may be permitted is 22. The 23 units as proposed cannot be considered unless the applicant receives a density increase when this matter goes before the Knox County Commission, The Knox County Commission will have the rezoning request on its May 23, 2005 meeting.

The proposed access to this site is via Nichols Rd. The pavement width of the road is only 16' feet. Additionally, there is a hump in the road which impedes sight distance from the proposed entrance. The developer has stated that he would be willing to improve Nichols Rd. by removing the hump and widening the pavement width. Staff will condition the approval of this development to require these improvements be made as part of the development of this site. The Knox County Dept. of Engineering and Public Works will have to review and approve the design for these improvements and supervise their construction.

**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 other subdivision development in the area.
- 3. Any school age children living in this development are presently zoned to attend New Hopewell Elementary, South-Doyle Middle & South-Doyle High School

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

1. With an increase in the permitted density or a reduction in the number of dwellings units requested, 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 South 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 3 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 the concept plan subject to 9 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:**