

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: McCampbell Farms (Formerly Babelay Farms)
Surveyor: Benchmark Associates, Inc.
No. of Lots Proposed: 323 **No. of Lots Approved:** 0
Variances Requested: As identified on the Concept plan drawing received by MPC staff on June 8, 2004.
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 all variances as identified on the June 8, 2004 Concept plan submittal because the development is consistent with generally accepted engineering principles

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Widening of McCampbell Dr. to a minimum width of 20' from the western entrance of the project to Washington Pk. Realigning the intersection of McCampbell Dr. with Washington Pk. Construction of an east bound left turn lane in Washington Pk. Prior to commencing any construction, the design of these improvements must be reviewed and approved by the Knox County Dept. of Engineering and Public Works.
3. Review and approval of a detailed drainage plan by the Knox County Dept. of Engineering and Public Works. The applicant may be required to detain water on this site in a greater volume than minimally required by the regulations.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
6. Meeting all applicable requirements and obtaining any required permits from the Tenn. Dept. of Environment and Conservation.
7. Place a note on the final plat that all lots will only have access to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
9. 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:

At the time the agenda package was prepared staff had not completed its review of the proposed development. The applicant is proposing a large project that incorporates many of the principles of the "traditional neighborhood". This plan proposes 321 dwellings on this 107.4 acre site. The development will consist of 213 detached single family dwellings and 108 attached residential condominiums. The plan contains extensive green space and sidewalks. Access to the single family dwellings is proposed to be provided through a series of alleys. When the Subdivision Regulations were written they focused on dealing with the standard suburban type subdivision. The staff is working with the developer to try to apply the current regulations to a type of development that they were not intended to promote. A number of variances from the Subdivision Regulations will be required in order to approve this project. Most of the variances involve the proposed radii of horizontal curves and the proposed grades at the intersections. The staff will support the approval of these variances due to the innovative design of the project.

At present, McCampbell Rd. is only 17' wide. The developers will be widening this roadway to a minimum width of 20' from the entrance to the development to Washington Pk. In addition, they will improve the intersection of McCampbell Rd. at Washington Pk. by realigning the angle at which the two streets intersect. Finally, they will be installing an east bound left turn lane in Washington Pk. These improvements will be required to be completed before any certificates of occupancy are granted.

Storm drainage from this site will be an issue in the community. An adjoining property owner has stated that the drainage from recently developed subdivisions in the area has caused damage to his property. He stated that a portion of his property is flooded on a fairly regular basis. The Knox County Zoning Maps and the FEMA Federal Insurance Maps designate a portion of the adjoining property as a floodway. The developers of this project have stated that they will detain water at a higher volume than required by the Knox County Storm Water Regulations. It is their desire to not make the existing

problem any worse.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval: 6/10/2004

Date of Denial:

Postponements: 5/13/2004

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: