



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Twin Brooks Subdivision - Future Units  
Surveyor: Gore  
No. of Lots Proposed: 31      No. of Lots Approved: 0  
Variances Requested: None  
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 8 conditions

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.  
2. Providing a minimum of 300' of sight distance at the proposed driveway entrances to lots 2-6 and certify this on the final plat prior to approval.  
3. Establishing a minimum floor elevation (MFE) for all construction in the floodway fringe area per the requirements of the Knox County Dept. of Engineering and Public Works and noting the MFE for each lot on the final plat.  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn Dept. of Environment and Conservation.  
5. Meeting all other conditions of the previous concept plan approval (9-SE-98-C) excluding condition #5 regarding the left turn lane in E. Emory Rd.  
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
7. Meeting all requirements of the approved Use on Review.  
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: This applicant received approval of a concept plan for Twin Brooks Subdivision in 1998. A traffic study was prepared in conjunction with the review of the concept and development plans at that time. The traffic study contained some projections which suggested the traffic from this development would necessitate the construction of a left turn lane at the intersection of E. Beeler Rd. and E. Emory Rd. The concept plan was approved with a condition that not more than 75% of the approved lots be permitted to be platted without the construction of the left turn lane. The applicant has resubmitted the plan requesting that he be allowed to proceed without the left turn lane having been constructed. A new traffic study has been prepared. After reviewing the new traffic study the Knox County Dept. of Engineering is recommending the development be permitted to proceed without the construction of the left turn lane. The traffic study shows that at completion of this project there will not be enough left turning traffic to warrant a left turn lane.

MPC Action: Approved      MPC Meeting Date: 6/13/2002

Details of MPC action:  
1. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.  
2. Providing a minimum of 300' of sight distance at the proposed driveway entrances to lots 2-6 and certify this on the final plat prior to approval.  
3. Establishing a minimum floor elevation (MFE) for all construction in the floodway fringe area per the requirements of the Knox County Dept. of Engineering and Public Works and noting the MFE for each lot on the final plat.  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn Dept. of Environment and Conservation.  
5. Meeting all other conditions of the previous concept plan approval (9-SE-98-C) excluding condition #5 regarding the left turn lane in E. Emory Rd.  
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
7. Meeting all requirements of the approved Use on Review.  
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.

Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 6/13/2002      Date of Denial:      Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: