



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Mountain Place, Unit 2  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 32      **No. of Lots Approved:** 32  
**Variances Requested:** 1. Intersection grade variance on Road B at Long Meadow Dr., from 1% to 2.15%.  
2. Vertical curve variance on Road B at station 6+75, from 420' to 270'.  
**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 & 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 8 conditions:

**Staff Recomm. (Full):**

1. Approval of the RA (Low Density Residential) zoning by Knox County Commission (5-X-04-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Constructing a left turn lane on E. Governor John Sevier Hwy. at the subdivision entrance (subject to approval and obtaining any applicable permits from the Tennessee Department of Transportation) prior to final plat approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access from the internal street system only.
7. 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.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this proposed subdivision meets the requirements for approval of a concept plan.

**Comments:** The applicant is proposing to subdivide this 13.22 acre site into 32 detached single-family lots at a density of 2.42 du/ac. The Planning Commission recommended approval of RA zoning for this site at the May 13, 2004 meeting. The request is to be considered by Knox County Commission on June 28, 2004. The RA (Low Density Residential) zoning district has a minimum lot size requirement of 10,000 square feet with a 75' lot width at the building line.

This concept plan is for the second phase of Mountain Place subdivision. The first phase included 43 lots with access to E. Governor John Sevier Hwy. With the 32 lots proposed for the second phase, there will be a total of 75 lots which is the threshold for requiring a traffic impact study. Phase two also includes a stub street to the vacant property to the east which may allow for additional lots to use the existing access to E. Governor John Sevier Hwy. In lieu of requiring a traffic study, Staff is recommending a condition that the applicant construct a left turn lane on E. Governor John Sevier Hwy. at the existing subdivision entrance, subject to approval by the Tennessee Department of Transportation.

**MPC Action:** Approved

**MPC Meeting Date:** 6/10/2004

**Details of MPC action:**

**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.

APPROVE the Concept Plan subject to 8 conditions:

**Date of MPC Approval:** 6/10/2004

**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: