

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Choto Creek
Surveyor: Hinds
No. of Lots Proposed: 20 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance at station 1+55, from 175' to 110'.
2. Vertical curve variance at station 3+61, from 275' to 200'.
3. Intersection grade variance at the entrance from 1% to 2%.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE variances 1 - 3 because of topography, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 11 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements 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 (County Ord. 91-1-102).
3. Certify prior to final plat approval that, following any right-of-way dedication along S. Northshore Dr. and Choto Rd., the lot within the A (Agricultural) District is at least one acre in size, and the 19 lots within the PR (Planned Residential) District will not exceed the approved maximum density of 3 du/ac. If that density is exceeded, the number of lots will have to be reduced.
4. The design of the boulevard entrance and boulevard strip in the area of Lots 5 and 15 to be approved by the Knox County Dept. of Engineering and Public Works during the design plan phase. The island within the cul-de-sac turnaround must be removed.
5. Revise the concept plan to include a 20' drainage easement along the southeastern boundary of Lots 9 and 10. A detention basin may be required in this area.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkhole.
8. Place a note on the final plat that Lots 1 - 19 will have access only to the internal street system.
9. Place a note on the final plat that the lot at the intersection of S. Northshore Dr. and Choto Rd. will have access to Choto Rd. only.
10. Meeting all requirements of the approved use on review development plan.
11. 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 7.3 acre tract into 20 lots with 19 detached single-family residential lots within in the PR District and one lot at the intersection of S. Northshore Dr. and Choto Rd. within the A (Agricultural) District. The density of the lots within the PR (Planned Residential) District is at a density of 3.02 du/ac. The property which is zoned PR (Planned Residential) was approved by the County Commission on May 29, 2001 at a density of 1-3 du/ac. Since the density for the PR (Planned Residential) property exceeds the approved maximum of 3 du/ac, the applicant will have to certify prior to final plat approval that following any right-of-way dedication along S. Northshore Dr. and Choto Rd., the lot within the A (Agricultural) District is at least one acre in size, and the 19 lots will not exceed the approved maximum density of 3 du/ac. If that density is exceeded, the number of lots will have to be reduced. Access to the subdivision is proposed off of Choto Rd., a major collector street with all 19 lots having access to the internal street system only. The lot at the intersection of S. Northshore Dr. and Choto Rd. will have access to Choto Rd. only.

MPC Action: Approved **MPC Meeting Date:** 6/14/2001

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements 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 (County Ord. 91-1-102).

3. Certify prior to final plat approval that, following any right-of-way dedication along S. Northshore Dr. and Choto Rd., the lot within the A (Agricultural) District is at least one acre in size, and the 19 lots within the PR (Planned Residential) District will not exceed the approved maximum density of 3 du/ac. If that density is exceeded, the number of lots will have to be reduced.

4. The design of the boulevard entrance and boulevard strip in the area of Lots 5 and 15 to be approved by the Knox County Dept. of Engineering and Public Works during the design plan phase. The island within the cul-de-sac turnaround must be removed.

5. Revise the concept plan to include a 20' drainage easement along the southeastern boundary of Lots 9 and 10. A detention basin may be required in this area.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkhole.

8. Place a note on the final plat that Lots 1 - 19 will have access only to the internal street system.

9. Place a note on the final plat that the lot at the intersection of S. Northshore Dr. and Choto Rd. will have access to Choto Rd. only.

10. Meeting all requirements of the approved use on review development plan.

11. 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.

Summary of MPC action: APPROVE variances 1 - 3 because of topography, and the proposed variances will not create a traffic hazard
APPROVE the Concept Plan subject to 11 conditions

Date of MPC Approval: 6/14/2001

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: