

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lexi Landing

Surveyor: Church

No. of Lots Proposed: 183 No. of Lots Approved: 0

Variances Requested:

1. Grade at intersection from 1% to 2.5% at Travis Powell Ln.
2. Reverse curve tangent length on Lexi Landing Dr. from 50' to 41.8'.
3. Vertical curve variance from K=15 to K=7.23 at sta. 11+63 of Lexi Landing Dr.
4. Reverse curve tangent from 50' to 0' on Hugh Willis Rd.
5. Broken back curve tangent from 150' to 0'.
6. Horizontal curve variance from 250' to 100' at sta. 2+50 of Jim Fox Ln.

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 variances 1 - 6 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 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Provision of Street names that are consistent with the Uniform Street Naming and Addressing System Within Knox County, Ord. 91-1-102.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
6. Prior to commencing grading on the site, widen Cate Rd. to a Minimum width of 18' from the proposed entrance to the entrance to Cate Crossing Subdivision.
7. The proposed grade at the intersection of Hugh Willis Rd. and the unnamed road leading to Anderson county not exceeding 3%.
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: The applicant is proposing a subdivision that will contain a total of 183 lots. The site was recently rezoned to PR (Planned Residential) at 1-3.5 du/ac. The proposed development density is 3.25 du/ac. The development will straddle Cate Road with 44 lots on the west side and 139 lots on the east side of the road. Cate Road is only fifteen to sixteen feet wide in this area. The applicant will widen the road to 18' from the proposed entrance to this development southward to the entrance to Cate Crossing Subdivision. The traffic impact study, prepared as part of this submittal, indicates that very little traffic currently uses Cate Rd. The additional traffic should be accommodated with no negative impact on the adjoining area.

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 recent zoning and subdivision development in the area.
3. Access to this project will be limited to Cate Rd. via the internal road system of the project.
4. Safety will be improved with the required improvements to Cate Rd.

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

1. 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 1-3.5 dwellings per acre. The proposed 3.25du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
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Summary of MPC action:

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APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval:

6/12/2003

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: