



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Huber Properties LLC on Tipton Station Rd.

**Surveyor:** Batson, Himes, Norvell & Poe

**No. of Lots Proposed:** 95                      **No. of Lots Approved:** 95

**Variations Requested:**

1. Intersection grade variance on Road A at Road B, from 1% to 3%.
2. Intersection grade variance on Road B at Road C, from 1% to 3%.
3. Intersection grade variance on Road E at Road D, from 1% to 2%.
4. Intersection grade variance on Road F at Road D, from 1% to 3%.
5. Horizontal curve variance on Road C at station 1+50, from 250' to 200'.
6. Horizontal curve variance on Road D at station 6+00, from 250' to 175'.
7. Horizontal curve variance on Road D at station 10+00, from 250' to 100'.
8. Vertical curve variance on Road A at station 1+00, from 147' to 90'.

**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 1-8 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 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Approval of Lot 1 is conditioned on the applicant documenting that there is an adequate building site on the lot.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage facilities.
8. Meeting all requirements of the approved use on review development plan.
9. 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 has submitted a proposal for the subdivision of 35.59 acres into 95 detached single-family lots at a density of 2.67 du/ac. The Planning Commission recommended approval of PR (Planned Residential) zoning at a density of 1-4 du/ac for this site at the May 13, 2004 meeting. The request is to be considered by Knox County Commission on June 28, 2004.

The proposed subdivision does not include the existing homesite on the property. Since the entire property is being rezoned PR, the common property line between the subdivision and the existing homesite will have to be adjusted so that existing buildings on the homesite lot do not extend into the peripheral setback. The applicant is requesting approval from the Planning Commission for a reduction of the peripheral setback along the common lot lines from 35' to 15'.

A traffic impact analysis study was submitted for the subdivision. It has been determined that with two access points to Chapman Hwy., one being signalized, off-site road improvements will not be required.

**MPC Action:** Approved

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

**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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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**Summary of MPC action:** APPROVE variances 1-8 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

**Date of MPC Approval:** 6/10/2004                      **Date of Denial:**                      **Postponements:**  
**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Date of Legislative Action:</b>	<b>Other Ordinance Number References:</b>
<b>Ordinance Number:</b>	<b>Disposition of Case, Second Reading:</b>
<b>Disposition of Case:</b>	<b>If "Other":</b>
<b>If "Other":</b>	<b>Amendments:</b>
<b>Amendments:</b>	<b>Effective Date of Ordinance:</b>
<b>Date of Legislative Appeal:</b>	