

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Huber Properties, LLC on Sands Ln.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 46 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 3% at sta. 9+30 of Road A.
2. Intersection grade variance from 1% to 3% at sta. 0+85 of Road B.
3. Horizontal curve variance from 250' to 175' at sta. 4+50 and 8+00 of Road A.
4. Horizontal curve variance from 250' to 225' at sta. 1+50 and 6+00 of Road B
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 1-4 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 10 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Prior to commencing grading on this site, obtain any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.
3. Construction of the proposed "eyebrow" per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Approval of lot 5 is conditioned on there being an appropriate building site on the lot.
5. Provision of a temporary turn around at the end of Road C.
6. Meeting all requirements of the approved use on review development plan.
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Sands Rd.. from the proposed entrance road.
10. 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 46 lot subdivision on this 14.67 acre site. The property was rezoned to PR (Planned Residential) at 1-4 dwellings per acre in 2003. The development of this site is contingent on the applicant widening the asphalt surface of Sands Rd. to a minimum 20'. This improvement to Sands Rd. is to be completed before any grading is done on this site.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
3. The applicant will widen Sands Rd. to a minimum width of 20' from the entrance to the development to Bakertown Rd.

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

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4 du/ac. At a proposed density of 3.14 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved

MPC Meeting Date: 6/10/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-4 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 10 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:

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: