

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Meadows of Millertown, Unit 2
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 44 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection grade variance for Road B at Fernbank Rd, from 1% to 3%.
2. Vertical curve variance at station 1+40 on Road D, from 125' to 75'.
3. Vertical curve variance at station 3+25 on Road D, from 240' to 150'.
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 1-3 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. Obtaining approval from County Commission on the zoning change to PR at 1-5 du/ac.
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. Compaction testing pursuant to the requirements of the Knox County Department of Engineering and Public Works will be required for all fill areas.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Any expansion of the subdivision to the tract to the west of this unit (extension of Road D) will require the submission of a revised traffic impact study.
7. Meeting all requirements of the approved use on review development plan.
8. 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 12.78 acre tract into 44 detached single-family lots as the second phase of the Meadows of Millertown Subdivision. The first phase of the subdivision was approved by the Planning Commission in July, 2000 for 57 lots. The Planning Commission recommended approval of a zoning change for this property to PR (Planned Residential) at a density of 1-5 DU/AC on May 9, 2002. The rezoning request is scheduled to be heard by County Commission on June 24, 2002.

A traffic impact study was submitted with this application. The study looked at a subdivision with a total of 144 lots (includes a third phase south of Unit 2) with a single access to Millertown Pike. The study indicated that improvements would not be required to the existing lane configurations at Millertown Pike and Sable Point Lane. Since this proposed phase of the subdivision includes a stub-out to an undeveloped tract of land to the west, that was not considered in the traffic study, any expansion of the subdivision to that tract will require the submission of a revised traffic impact study.
MPC Action: Approved **MPC Meeting Date:** 6/13/2002
Details of MPC action:
1. Obtaining approval from County Commission on the zoning change to PR at 1-5 du/ac.
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. Compaction testing pursuant to the requirements of the Knox County Department of Engineering and Public Works will be required for all fill areas.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Any expansion of the subdivision to the tract to the west of this unit (extension of Road D) will require the submission of a revised traffic impact study.

- 7. Meeting all requirements of the approved use on review development plan.
- 8. 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 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: 6/13/2002 **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: