

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cindy Bradley Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 14 **No. of Lots Approved:** 0
Variances Requested: None
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 the Concept Plan subject to 6 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
3. Prior to design plan approval provide for storm water detention on this site or provide the Engineering Dept. staff with a copy of an agreement with the City that will permit detention for this site to be located in the adjoining Victor Ashe Park.
4. Limiting the number of access points to Bradshaw Rd by providing only one driveway per two lots. Each driveway must be constructed with an on site turn-around
5. Meeting all applicable requirements of the Knoxville Department of Engineering
6. A final plat based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff

Comments: This applicant requested rezoning of this site to RP-1 (Planned Residential) earlier this year. The application was withdrawn after staff recommended denial and opposition from the surrounding neighbors became known. The applicant is now proposing to divided this 4.08 acre site into 14 lots. The design, as submitted, will require that each lot have its own driveway to Bradshaw Rd. Since Bradshaw Rd. is classified as a collector street, staff will recommend the number of driveways be decreased. The fewer the number of driveways intersecting this or any street will decrease the potential for accidents.

The applicant has noted on the plan that she has an agreement with the City to put the detention for this site on the Victor Ashe Park site. The City Engineering Dept. is not aware of an agreement regarding the drainage from this site. Staff will recommend that storm water be detained on this site until the issue regarding off-site detention is settled.

MPC Action: Approved **MPC Meeting Date:** 6/9/2005

Details of MPC action:
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Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 6/9/2005 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: