



Current Plan Category:

Requested Plan Category:

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

**Subdivision Name:** Southland Group, Inc. on Ball Road

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

**No. of Lots Proposed:** 57                      **No. of Lots Approved:** 0

**Variences Requested:**

1. Horizontal curve radius variance on Road "A" at station 1+75, from 250' to 200'.
2. Horizontal curve radius variance on Road "A" at station 4+50, from 250' to 175'.
3. Horizontal curve radius variance on Road "A" at station 7+50, from 250' to 175'.
4. Horizontal curve radius variance on Road "A" at station 9+25, from 250' to 125'.
5. Intersection grade variance on Road E at Road A, from 1% to 2%.
6. Right-of-way dedication variance from 35' to 25' from centerline of Ball Rd.

**S/D Name Change:**

### **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

### **MPC ACTION AND DISPOSITION**

**Planner In Charge:** TPB

**Staff Recomm. (Abbr.):** APPROVE variances 1 - 6 because of topography, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 8 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. A flood insurance study per Federal Emergency Management Agency (FEMA) Publication #37 must be approved by FEMA prior to the Knox County Department of Engineering and Public Works approving the design plan.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream on the property.
6. Place a note on the final plat that all lots will have access only to the internal street system.
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 21.06 acre tract into 57 detached single-family residential lots at a density of 2.7 du/ac. The property which is zoned PR (Planned Residential) was approved by the County Commission on May 29, 2001 at a density of 1-3 du/ac. Access to the subdivision is proposed off of Ball Rd., a major collector street. The right-of-way dedication above 25' to centerline on Ball Rd. will not be needed due to the proposed alternate route paralleling Ball Rd. and Ball Camp Pike.

The Knox County Department of Engineering and Public Works is requiring the applicant to prepare a base flood elevation and floodway data study (as per FEMA Publication 37) for the area around Grassy Creek. This study must be approved by FEMA prior to design plan approval for the subdivision as proposed. It should be noted that Lots 1, 2, 15, 16, 17, 43 and 44 may have a high water table.

**MPC Action:** Approved as Modified

**MPC Meeting Date:** 6/14/2001

**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. (Modified by MPC) A flood insurance study per Federal Emergency Management Agency (FEMA) Publication #37 must be approved by Knox County Department of Engineering and Public Works prior to the County approving the design plan.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blue line stream on the property.

6. Place a note on the final plat that all lots will have access only to the internal street system.

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 - 6 because of topography, and the proposed variances will not create a traffic hazard  
APPROVE the Concept Plan subject to 8 conditions

**Date of MPC Approval:** 6/14/2001

**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:**