

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Harbor Crest (FKA: Childress Property)

No. of Lots Proposed: 5 No. of Lots Approved: 5

Variations Requested:

1. Horizontal curve variance on Harbor Crest Way at STA 9+00, from 250' to 100'.
2. Intersection radius variance at the intersection of Harbor Crest Way and S. Northshor Dr., from 25' to 0'
3. Horizontal curve variance on Harbor Crest Way at STA 1+00, from 250' to 100' for access to Bayou Bend Way (if approved).
4. Pavement width variance for a Joint Permanent Easement (JPE) from 22' meeting public street design standards to 18'.
5. Turnaround for a JPE variance to allow the existing hammedhead design instead of the cul-de-sac turnaround meeting pulic street design standards.

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 existing site conditions restrict compliance with the Subdivision Regulations.
DENY variances 4 and 5 because there is no identified hardship.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Revising the Concept Plan to show a minimum pavement width of 22'. The details for repaving the Joint Permanent Easement (JPE) are to be worked out with the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision review.
4. Revising the Concept Plan changing the pavement design for the JPE turnaround from the existing hammerhead design to a cul-de-sac turnaround design with a 40' pavement radius. The off-set bulb design can be used. A 75' transition radius for the cul-de-sac is required for both the right-of-way and edge of pavement.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Providing a sight distance easement on Lot 1 through the curve of the JPE.
7. Prior to final plat approval, modifying the JPE documents and maintenance agreement to allow access for the additional lots that will share in the responsibilities for maintaining the easement.
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.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the A (Agricultural) zoning district.

Comments: The applicant is proposing to subdivide this 19.094 acre tract into 5 lots at a proposed density of 0.26 du/ac. The property which is zoned A (Agricultural) has a minimum lot size requirement of one acre. The proposed lots range in size from 2 to 4 acres (above the 813 contour). Access to the property is via an existing Joint Permanent Easement (JPE) that provides access out to S. Northshore Dr. directly opposite Mont Cove Blvd. which is the entrance to Montgomery Cove Subdivision. The JPE is located on the south side of Bayou Bend Way which is a JPE that serves Bayou Bend a 31 lot subdivision. With the proposed subdivision, the JPE will serve 11 lots.

The Concept Plan that was approved for Bayou Bend Subdivision included a condition that required the developer of Bayou Bend to provide for the connection of the existing JPE that serves this subdivision to the proposed JPE for Bayou Bend. This connection would allow for the elimination of the existing intersection of the JPE with S. Northshore Dr. and improve access out to S Northshore Dr.

In addition, a pavement stub-out was required from the JPE for Bayou Bend to the property line for the JPE serving this subdivision. The pavement stub-out was installed. Following further review of the recorded plat for Bayou Bend and the recorded JPE document for Bayou Bend Way, it appears that there were no legal rights provided to the property owners of this subdivision to use Bayou Bend Way as a legal access to their subdivision. To change the access as conditioned in the Bayou Bend Concept Plan approval, and as recommended by Knox County Department of Engineering and Public Works and Planning Commission Staff, approval would be required from the Bayou Bend property owners. The applicant has met with the Board of Bayou Bend Subdivision concerning the access connection but at this time they have not been able to come to any agreement. Without this agreement, the legal access for this proposed subdivision is the existing JPE that accesses S. Northshore Dr.

The Subdivision Regulations require JPE's serving six (6) or more lots to be built to public street standards. A minimum pavement width of 22' is required. The existing pavement of the JPE serving the subdivision is approximately 16' wide. Knox County Department of Engineering and Public Works Staff is requiring the existing pavement to be upgraded to meet the 22' pavement width requirement. The end of the pavement for the JPE needs to be modified from a hammerhead to a cul-de-sac turnaround design with a 40' pavement radius. The off-set bulb design can be used. A 75' transition radius for the cul-de-sac is required for both the right-of-way and edge of pavement.

The applicant is requesting variances to allow a JPE pavement width of 18' and to allow the existing hammerhead design for the JPE turnaround. Staff feels there is no documented hardship for these two variances and is recommending denial of variances 4 and 5. The larger lots could be considered for further subdivision and the wider pavement is needed for emergency vehicle access.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: APPROVE variances 1-3 because existing site conditions restrict compliance with the Subdivision Regulations.
DENY variances 4 and 5 because there is no identified hardship.
APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 7/13/2017 **Date of Denial:** **Postponements:** 6/8/2017

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**