

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Creekside Acres
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 24 **No. of Lots Approved:** 0
Variances Requested: 1. Variance of vertical curve K value from 25 to 15.4 at the subdivision entrance.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 Health Dept.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
3. Obtaining off site drainage easements prior to commencing grading on this site if required by the Knox County Engineering Dept.
4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Denote on the final plat the no build zone around the sinkhole on the site. Label the sink hole and the no build zone as a drainage easement.
6. Meeting all applicable requirements of and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on Old Rutledge Pk. from Road A in the development.
8. Meeting all requirements of the Knox County Zoning Ordinance.
9. Meeting all other requirements of the Knox County Dept. of Engineering and Public Works.
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: This is a request to divide a 23.1 acre site into 24 lots for a detached single family subdivision. The development will have access from Old Rutledge Pk. Sight distance at the entrance appears to meet the 350' minimum required by the regulations. However, staff will require the applicant's engineer to certify the sight distance as part of the final plat process.

The use of septic tanks is proposed for this site. A soil scientist has prepared a high intensity soils map of the property. The Knox County Health Dept. has reviewed the soils map and has stated the site will be generally suitable for sub-surface sewage disposal. Due to rock outcrops on the site, lot lines may have to adjusted or lots may have to be eliminated after percolation tests have been conducted on the site.

The preliminary drainage plan shows most of the drainage being directed to the rear of the site. Should the rock outcropping make this impractical, the applicant will be required by the Knox County Dept. of Engineering and Public Works to obtain off site drainage easements prior to commencing grading on the site.

MPC Action: Approved **MPC Meeting Date:** 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 10 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:

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: