

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Grapevine Landing
Surveyor: Land Development Solutions
No. of Lots Proposed: 11 **No. of Lots Approved:** 0
Variations Requested:
1. Horizontal curve variance from 250' to 150' at sta 3+96 of Laguna Dr.
2. Horizontal curve variance from 250' to 200' at sta 6+70 of Laguna Dr.
3. Maximum road grade of Laguna Dr. 12% to 15% at sta 1+44.
4. Vertical curve variance from 350' to 140' at sta 0+72 of Laguna Dr.
5. Variance of tangent length between horizontal curves from 150' to 100.52' at sta 5+69 of Laguna Dr.
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 1-5 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 10 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Eliminate or correct the typical lot layout shown on the plan to reflect the required setbacks of the A (Agricultural) Zone
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Correcting the local road cross-section shown on the plan to reflect the current Knox County standards
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the proposed driveway to lot #1 at Wayland Rd.
6. Provision of a turn around type driveway for lot #1
7. Meeting all applicable requirements of the Knox County Health Dept.
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority to construct the proposed road in their transmission line easement as shown
10. 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: The applicant is proposing to divide this 16.54 acre site into 11 lots. The site is zoned A (Agricultural). All lots are greater than one acre in size as required by the Knox County Zoning Ordinance. Sewer service for each lot will be via septic fields. The Knox County Health Dept. has already designated drain field locations for each of the proposed lots.
MPC Action: Approved **MPC Meeting Date:** 6/9/2005
Details of MPC action:
Summary of MPC action: APPROVE variance 1-5 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 10 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:
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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: