

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pine Marten Run
Surveyor: Dawson
No. of Lots Proposed: 21 **No. of Lots Approved:**
Variances Requested: 1. Grade at intersection of proposed road and Piney Grove Church Rd. from 1% to 2%.
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 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knoxville (O-289-90).
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the entrance to the project looking onto Piney Grove Church Rd.
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
5. 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.
6. On the final plat, identify all commonly held real estate as common space.
7. Meeting all requirements of the approved use on review development plan.

Comments:

This matter was postponed last month in order to allow staff time to review the plans that were submitted the day before the June, 2002 MPC meeting. Staff has completed the review and finds the plans suitable for a positive recommendation. The applicant has addressed all of the major concerns of the staff. We will ask the applicant's engineer to certify availability of the required sight distance at the entrance to the development prior to approving the final plat for this project.

The Knoxville Board of Zoning Appeals will consider a variance to permit the reduction of the peripheral setback along the northern boundary of the site. Due to the narrowness and the topography of this site, staff believes the variance is justified. The approval of this variance will not impact the adjoining property owners because a wooden privacy fence is already in place along the boundary.

MPC Action: Approved **MPC Meeting Date:** 7/11/2002

Details of MPC action:

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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 7 conditions

Date of MPC Approval: 7/11/2002 **Date of Denial:** **Postponements:** 6/13/2002

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: