

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hannah's Park Subdivision
Surveyor: AEMC Applied Engineering
No. of Lots Proposed: 19 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 8 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Place a note on the final plat that all lots will have access from the internal street system only.
4. Place a note on the typical road cross section that all sidewalk construction will comply with the requirements of the Americans With Disabilities Act.
5. Meeting all requirements of the approved use on review development plan.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
8. 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: The applicant is proposing to divide this 9.7 acre site into 19 lots. The site was zoned PR (Planned Residential) at a density of 1-3 dwellings per acre earlier this year. The plan as proposed requires no variances to the Subdivision Regulations. The applicant has requested that MPC approve a reduction in the required peripheral setback from 35' to 15' along the boundary of lot 13. Staff will recommend approval of the request because the same applicant is currently developing a subdivision on the adjoining property.

A stream crosses a number of the lots in this project. A permit from the Tenn. Dept. of Environment and Conservation will be required in order to permit the construction driveways over this stream.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3 du/ac. At

a proposed density of 1.96 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

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Summary of MPC action:

APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

6/10/2004

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: