

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brickyard Hill
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 42 **No. of Lots Approved:** 42
Variances Requested:
1. Intersection spacing on a collector street from 300' to 125' (Levy Dr.) and 225' (Wells Dr.).
2. Grade at intersection from 1% to 3% at the intersection of Ambergate Dr. and Beechtree Ln.
3. Grade at intersection from 1% to 3% at the intersection of Cartmill Dr. and Dawnville Rd.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1-3 because of topography and the proposed variances will not create a traffic hazard

APPROVE Concept Plan subject to 6 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Placing a note on the final plat that all lots will have access to the internal street system only.
3. Provision of temporary turn-arounds at the ends of Cartmill Dr. and Dawnview Rd.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. A final plat application 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. Meeting all requirements of the approved use on review development plan.

Comments: The applicant is submitting a concept plan for the first phase of Brickyard Hill which will consist of 42 lots on 10.8 acres. The total project when completed will contain over 100 lots on approximately 34 acres. For informational purposes only, the engineer has submitted a preliminary draft plan for the overall site. Any development that is proposed for the site beyond phase one will require approval of another concept plan and the preparation of a traffic study.

The entrance to the development is located on Brickyard Rd. In order to maximize the sight distance at the entrance, it was necessary to place the intersection at a location which created the need for a variance to the Subdivision Regulations. The staff will support the intersection spacing variance in order to create a safer entrance to the proposed development.

MPC Action: Approved **MPC Meeting Date:** 6/14/2001

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Placing a note on the final plat that all lots will have access to the internal street system only.
3. Provision of temporary turn-arounds at the ends of Cartmill Dr. and Dawnview Rd.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. A final plat application 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. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE variances 1-3 because of topography and the proposed variances will not create a traffic hazard
APPROVE Concept Plan subject to 6 conditions

Date of MPC Approval: 6/14/2001 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: