

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ebenezer Oaks

Surveyor: LeMay & Associates

No. of Lots Proposed: 38 **No. of Lots Approved:** 0

Variances Requested:

1. Vertical curve variance at station 0+25, from 200' to 50'.
2. Vertical curve variance at station 2+37.5, from 550' to 325'.
3. Vertical curve variance at station 5+63, from 275' to 225'.
4. Intersection grade variance at Ebenezer Rd. from 1% to 2%.
5. Reduction of right-of-way intersection radius at Ebenezer Rd. from 25' to 0'.
6. Tangent length variance between reverse horizontal curves at station 6+50, from 50' to 22'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-6 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 11 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. The construction entrance from Caracas Rd. shall be closed once access can be provided from Ebenezer Rd.
4. The applicant will be responsible for all intersection improvements at Ebenezer Rd., including traffic signal upgrades.
5. Constructing a 5' wide sidewalk within the subdivision with a connection to Caracas Rd., and providing for a crosswalk across Ebenezer Rd. to the school site as a part of the intersection and signal improvements.
6. Providing adequate barriers/fencing/railings at the top of the proposed retaining walls.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Obtaining any construction easements, from adjoining property owners, that may be needed for construction of the retaining walls/bridge.
10. Meeting all requirements of the approved use on review development plan.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: A Concept Plan (1-SB-01-C) and Use-on-Review (1-D-01-UR) approval was granted by the Planning Commission on April 12, 2001 for a 31 lot, detached single-family subdivision. The applicant is requesting a modification to the previous approval to allow an increase to 38 lots on this 10.6 acre tract. The proposed density is 3.66 DU/AC. This property was rezoned to PR (Planned Residential) by County Commission on December 18, 2000, at a density of 1-4 DU/AC (11-U-00-RZ).

Vehicular access to the subdivision will only be from Ebenezer Rd. The only change to the previously approved street design is a slight extension (35') of the Cul-de-sac. The construction access to this property from Caracas Rd. will be closed once access can be provided from Ebenezer Rd. A 5' wide sidewalk will provide pedestrian access from Caracas Rd. in the Foxfire Subdivision to the sidewalk located on the north side of the subdivision street.

Based on a special drainage study, prepared by AMEC Earth & Environmental, Inc., to address drainage issues related to this development, the Knox County Department of Engineering and Public Works required replacement of a 11' x 3' box culvert located at the stream crossing with two 12' x 6' box culverts. Drainage from the proposed subdivision will be discharged without detention on the downstream side of the retaining wall /bridge. This proposed design will minimize any impact from the drainage from this subdivision by allowing this water to be released prior to the arrival of any water from

upstream developments.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1-6 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 11 conditions:

Date of MPC Approval:

7/11/2002

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: