



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Meadows of Millertown, Unit 4  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 43      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance on Road F at Road G, from 1% to 3%.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

**Staff Recomm. (Full):** APPROVE the concept plan subject to 9 conditions

1. Approval by Knox County Commission of the Rezoning to PR (Planned Residential) at a density of 1 - 5 du/ac (6-G-03-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation for any alteration to the sinkhole.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works prior to approval of the final plat. Engineered footings are required for any structures within the 50' sinkhole buffer.
6. Obtaining an off-site drainage easement for the discharge from the detention basin located at the southeast corner of the property, or other alternative method approved by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. 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:** The applicant is proposing to subdivide this 10.55 acre tract into 43 detached single-family lots (4.08 du/ac) as the fourth unit of the Meadows of Millertown Subdivision. The first unit of the subdivision was approved by the Planning Commission in July, 2000 for 57 lots. The second and third units were approved in June 2002 for an additional 44 lots. The total number of lots in the subdivision will be 144, at an overall density of 3.85 du/ac. The Planning Commission recommended approval of a zoning change for this property to PR (Planned Residential) at a density of 1-5 du/ac on June 12, 2003. The rezoning request is scheduled to be heard by County Commission on July 28, 2003.

The traffic impact study submitted with the previous units included this final unit of the subdivision. Since stub-out streets are being provided to the undeveloped tract of land to the west and south, any expansion of the subdivision to that tract will require the submission of a revised traffic impact study.

**MPC Action:** Approved      **MPC Meeting Date:** 7/10/2003

**Details of MPC action:**

1. Approval by Knox County Commission of the Rezoning to PR (Planned Residential) at a density of 1 - 5 du/ac (6-G-03-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation for any alteration to the sinkhole.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works prior to approval of the final plat. Engineered footings are required for any structures within the 50' sinkhole buffer.
6. Obtaining an off-site drainage easement for the discharge from the detention basin located at the southeast corner of the property, or other alternative method approved by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. 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.

**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 9 conditions

**Date of MPC Approval:** 7/10/2003                      **Date of Denial:**                      **Postponements:**  
**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>