



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Bentley Park  
**Surveyor:** The Campbell Co.  
**No. of Lots Proposed:** 37      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance from 1% to 3% at the intersection of Bentley Park Dr. and Westland Dr.  
2. Maximum road grade variance from 12% to 13% between stations 9+00 and 12+81 of Bentley Park Dr.  
3. Horizontal curve variance from 250' to 125' at sta. 1-28 of Road A.  
**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 1-3 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 8 conditions  
**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
2. Prior to commencing grading on this site, obtain any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.  
3. Dedication of the required 44' from the centerline of Westland Dr. across the full frontage of this site.  
4. Meeting all requirements of the approved use on review development plan.  
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
7. Place a note on the final plat that all lots will have access from the internal street system only.  
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 subdivide this 11.9 acre site into 37 lots for detached single family dwellings. The lots as proposed meet the requirements of the RA (Low Density Residential) Zone. An off site drainage easement may be needed at the point where the stormwater is going to be discharged from the detention basin. If required, the applicant will have to obtain this off site drainage easement prior to commencing any grading on this site. The need for the drainage easement will be determined by the Knox County Dept. of Engineering and Public Works.  
**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 zoning of the site.  
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**  
1. The proposed detached single-family subdivision meets the standards for development within a RA 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 Southwest County Sector Plan proposal of low density residential uses. The low density classification may permit up to 5 dwelling unit per acre. At a proposed density of 3.11 du/ac, the proposed subdivision is consistent with the Sector Plan and permitted zoning density.

**MPC Action:** Approved

**MPC Meeting Date:** 7/8/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE variance 1-3 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 8 conditions

**Date of MPC Approval:** 7/8/2004

**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:**