



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Sumter Place  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 39      **No. of Lots Approved:** 0  
**Variences Requested:**  
1. Horizontal curve variance from 250' to 175' at sta 11+68 of Road A  
2. Horizontal curve variance from 250' to 175' at sta 13+65 of Road A  
3. Vertical curve variance from 250' to 200' at sta 22+00 of Road A  
4. Variance of the required property line and pavement radius from 25' to 0' on the south side of the entrance road at Salem Church Rd.  
**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 variances 1-4 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 10 conditions:  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.  
5. Certification on the final plat by the applicant's engineer that there is at a minimum, 300 feet of sight distance in both directions along Salem Church Rd. at the subdivision entrance and at the proposed driveways for lots 5-9.  
6. Note on the concept plan that the Knox County Dept. of Engineering and Public Works has approve the 3% grade at the intersection of the proposed road and Salem Church Rd.  
7. Establish a sight distance easement across los 1-3 as may be required by the Knox County Dept. of Engineering and Public Works  
8. Placing a note on the final plat that all lots, except lots 5 through 9, will have access only to the internal street system.  
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.  
10. 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 divide this 17.5 acre site into 39 lots. In order to provide the required sight distance, the applicant has proposed the entrance road about the property line of the adjoining parcel. If the entrance road were moved to the north, the required sight distance could not be provided. Additionally, the applicant is proposing lots which will have direct access to Salem Church Rd. Three hundred feet of sight distance at each proposed driveway will have to provided. Prior to final plat approval, the applicant's engineer will have certify that the required sight distance is provided at each driveway location.  
**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 will be provided to this site.  
2. The proposed detached single-family subdivision at a density of 2.23 du/ac, is consistent in use and density with the recently approved RA (Low Density Residential) zoning of the property.  
3. Any school age children living in this development are presently zoned to attend Halls Elementary and Halls Middle and Halls High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY**

ZONING ORDINANCE

1. The proposed detached single-family subdivision meet the standards for development within a RA Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan as amended designates this property for low density residential use. The RA zoning approved for the property permits the development as proposed.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 7/13/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1-4 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 10 conditions:

**Date of MPC Approval:** 7/13/2006

**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:**