

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rolling Meadows
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 2% at Greenwell Dr. entrance.
2. Intersection grade variance from 1% to 2% at intersection of Road A and Road B.
3. Right-of-way dedication from 30' to 25' on Greenwell Dr.
4. Vertical curve variance at sta. 10.37 of Road A to 75'
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 1-4 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
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 in Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Road A with Greenwell Dr.
5. Place note 2 from the concept plan on the final plat which requires that all access be from the internal street system only.
6. Prior to final plat approval, widen Greenwell Dr. to provide a minimum pavement width of 20' from the entrance to this project to Pedigo Rd. This construction is to be done by the Knox County Dept. of Engineering or under their supervision.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Final approval of the PR (Planned Residential) zoning of this site by the Knox County Commission with the appropriate density.
9. Meeting all applicable requirements of the approved use on review development plan.
10. 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: This site was recommended for rezoning by MPC at its June 13, 2002 meeting. MPC recommended PR (Planned Residential) zoning at a density of 1-3 dwellings per acre. The Knox County Commission will act on the rezoning of this property on July 22, 2002. Approval of the rezoning by the Knox County Commission will be required for this project to move forward.

The rezoning staff report noted the substandard pavement width of Greenwell Dr. The applicant was notified at that time that development of this site would require the widening of Greenwell Dr. The pavement width of Greenwell Dr. varies. At the points staff measured the width, it did not exceed 18' from the proposed entrance to this project to Pedigo Rd. Staff will recommend the pavement width of this road be increased to 20' from the proposed subdivision entrance to Pedigo Rd. before a final plat for this project be considered for approval. The cost of this improvement may be born by the applicant if Knox County does not choose to provide funding for this widening. When an area is predominately rural in character, the narrow pavement width is considered adequate. When an area begins to be developed with subdivisions, traffic increases, and safety issues must be considered.

MPC Action: Approved **MPC Meeting Date:** 8/8/2002

Details of MPC action:
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 in Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Road A with Greenwell Dr.
5. Place note 2 from the concept plan on the final plat which requires that all access be from the internal street system only.
6. (MPC deleted this condition 8/8/2002)
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Final approval of the PR (Planned Residential) zoning of this site by the Knox County Commission with the appropriate density.
9. Meeting all applicable requirements of the approved use on review development plan.
10. 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.

Summary of MPC action: APPROVE variance 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 9 conditions as modified:

Date of MPC Approval: 8/8/2002 **Date of Denial:** **Postponements:** 7/11/02

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: