

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brickyard Hills, Future Units
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 61 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve length from 395' to 300' at sta. 3+50 of Dawnview 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 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 5 conditions
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Maintaining the existing stormwater storage capacity below the 824' contour in the depression adjoining the Norfolk Southern Railroad tracks.
3. Meeting all requirements of the approved use on review development plan.
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. 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 a concept subdivision plan that contains 61 lots. The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density is 4.19 du/ac. This is the third phase to a mixed use residential development. To the north of this site the developer is constructing attached residential dwellings. South of this location detached single family dwellings are being constructed by this applicant.

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 all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
- 3. Access to this project will be limited to Brickyard Rd. via the internal road system of the project.

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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 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.
- 3. The recommended density of this site is 1-3.5 dwellings per acre. The proposed 3.25du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

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

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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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 5 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

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: