



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Montacres  
**Surveyor:** Tenn Valley Surveying  
**No. of Lots Proposed:** 14      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance from 75' to 60' at sta. 1+50 of Road A.  
2. Cul de sac transition radius from 75' to 25' on Road B.  
**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 & 2 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. 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. Provision of a smooth pavement transition between the existing portion of Montacres Ln. and the extended portion of this street.
4. Directing all drainage from this site into the proposed detention basin.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to design plan approval obtain off-site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.
7. Meeting all requirements of the approved use on review development plan.
8. 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 4.94 acre tract into 14 detached single-family residential lots at a density of 2.84 du/ac. The Knox County Commission approved the rezoning of this site on June 21, 2004. Access to this site will be via Montacres Ln. This street was stubbed out to this property many years ago when the existing subdivision was developed.

The preliminary drainage plan for this project shows the stormwater discharge going into an existing drain on an adjoining parcel. The Knox County Dept. of Engineering and Public Works will recommend this development tie directly into that drain if permitted to do so by the adjoining property owner. All drainage from this site will be recommended to be directed to the proposed detention basin.

**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 recent rezoning recommendation.

**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 PR 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 West City Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4.0 du/ac. At a proposed density of 2.84 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**MPC Action:** Approved **MPC Meeting Date:** 8/12/2004

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1 & 2 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:** 8/12/2004 **Date of Denial:** **Postponements:** 7/8/2004

**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:**