



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

**Subdivision Name:** Hannahs Grove  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 36      **No. of Lots Approved:** 0  
**Variences Requested:**  
1. Intersection grade variance from 1% to 2% at Roads "B" and "C"  
2. Intersection grade variance from 1% to 2% at Roads "D" and "C"  
3. Intersection grade variance from 1% to 2% at Roads "B" and "D"  
4. Vertical curve variance from 125' to 100' at sta. 60+50 of Road "E"  
5. Vertical curve variance from 137.5 to 100' at sta. 14+50 of Road "A"  
6. Intersection spacing variance from 400' to 233' from Road "A" to Freeway Heights Dr.  
**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 1-6 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  
**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. Place note 2 from the concept plan on the final plat which requires that all access be from the internal street system only.  
5. Place note 12 from the concept plan on the final plat which states that no building construction can occur within 50' of the hatched contour surrounding a sinkhole.  
6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.  
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
8. Meeting all applicable requirements of the approved use on review development plan.  
9. 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 is a 23.3 acre site on the west side of Norris Freeway. The site was recently rezoned to PR (Planned Residential) at 1-5 du/ac. The applicant is proposing a combination of housing types for this development. The project will contain a 27 lot single family subdivision and 35 attached residential condominiums. Access to the site is via Norris Freeway. The attached units will be located at the entrance to the development with the detached units located further to the west.

The site has three depressed areas that are being investigated to determine if they are sinkholes. If they are determined to be sinkholes, it will effect as many as 6 of the single family lots. The applicant has placed a note on the plan that no building will occur within 50' of the hatched contour if they are determined to be sinkholes. The final determination of the status of these depressed areas will be made through the design plan process. If they are determined to be sinkholes, staff would expect the final number of single family lots to be reduced.

**MPC Action:** Approved      **MPC Meeting Date:** 7/11/2002

**Details of MPC action:**  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
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9. 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 1-6 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

**Date of MPC Approval:** 7/11/2002                      **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:**