

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Preston Park Subdivision, formerly Choto Subdivision
Surveyor: Fulgum MacIndoe & Assoc.
No. of Lots Proposed: 23 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection grade variance from 1% to 2% at the intersection of Roads A and B in two locations.
2. Vertical curve variance from 100' to 60' at sta. 0+42 of Road A.
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

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 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. Removal of vegetation to the southeast along Choto Rd. to allow for the required sight distance.
4. Prior to Design Plan approval, meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority for placing fill material below the 820 contour.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, and drainage system.
8. Meeting all requirements of the approved use on review development plan.
9. 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 10.6 acre tract into 23 detached single-family residential lots at a density of 2.61 du/ac. The property which is zoned PR (Planned Residential) allows a density of 1-3 du/ac. Access to the subdivision is off Choto Rd., a major collector street. The subdivision will be served by joint permanent easements which will be maintained by the homeowners association. Sight distance along Choto Rd. can be achieved at the entrance with clearing of existing vegetation to the southeast along Choto Rd. The applicant will be required to obtain approval from the Tennessee Valley Authority for placing fill material below the 820 contour to create building pads for some of the lots.

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 Southwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.61 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

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 9 conditions

Date of MPC Approval: 7/8/2004

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: