



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

**Subdivision Name:** Wooded Ridge formerly PBM Properties  
**Surveyor:** Touchton  
**No. of Lots Proposed:** 29                    **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Vertical curve variance from 172.5' to 170' at sta 1+00 of Pond Woods Dr.  
2. Maximum street grade from 12% to 14.5 % from sta 1+00 to sta 5+50 on Pond Woods Dr.  
3. Broken back curve tangent variance from 150' to 60.03' at sta 9+18 of Pond Woods Dr.  
4. Cul de sac transition radius from 75' to 25' on Pond Woods Dr.  
5. Horizontal curve variance from 250' to 165' at sta 8+25 of Pond Woods 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 variances 1 - 5 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances 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 requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Placing the following note on the final plat in bold print: This property is located within the proposed right-of-way of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) and if this project is built, the road will impact all lots within the subdivision
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
6. Establishing a sight distance easement across lot 18 or as directed by the Knox County Dept. of Engineering and Public Works
7. Placing a note on the final plat that all lots will have access to the internal road system only
8. 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
9. Meeting all requirements of the approved use on review development plan

**Comments:**

The applicant is proposing to develop a subdivision containing 29 lots on this 9.77 acre site. Staff has notified the applicants that the site is within the proposed right-of-way of the Knoxville Parkway (SR475 /Orange Route). At this time the Tennessee Department of Transportation does not have a definitive time-table for the construction of the proposed beltway. MPC has had two other subdivisions presented for review that are within the identified right-of-way. It has been the practice of the MPC staff to recommend approval of the subdivision plan with the requirement that a disclaimer be placed on the final plat for the project. The disclaimer basically states the subdivision is within the proposed right-of-way and that each lot in the development will be impacted when the road is constructed.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed detached single-family subdivision at a density of 2.97 du/ac, is consistent in use and density with the approved zoning of the property.

3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Karns High Schools.

#### 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 with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 2.97 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning approved for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.97du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 8/10/2006

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE variances 1 - 5 because the site's topography and location 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:**

8/10/2006

**Date of Denial:**

**Postponements:** 7/13/2006

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**