



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** James Slyman & B. H. Nicely Subdivision

**Surveyor:** Professional Land Systems

**No. of Lots Proposed:** 2                      **No. of Lots Approved:** 2

**Variances Requested:**

1. Intersection spacing variance between entrance road and Clapps Chapel Rd., from 400' to 200'.
2. Intersection grade variance for entrance road at Tazewell Pike, from 1% to 1.38%.
3. Horizontal curve variance at station 1+50, from 250' to 125'.
4. Horizontal curve variance at station 2+50, from 250' to 175'.
5. Tangent length variance at station 1+78, from 50' to 3.89'.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1-5 because existing site conditions and 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:

**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. Obtaining a street connection permit from the Tennessee Department of Transportation.
4. The revised driveway access from the entrance road to Lot 2 is subject to approval by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance at the entrance road in both directions along Tazewell Pike.
7. Placing a note on the final plat that Lot 2 shall have access only to the internal street 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 build a public road to serve a 107 acre tract that is zoned PR (Planned Residential). The proposed road will be located between two existing residences that front on Tazewell Pike. While the property has additional frontage along Tazewell Pike, the entrance road is being located between the residences in order to meet sight distance requirements. With the approval of the public road, the existing residences will not meet the 20' front yard setback established for the subdivision. This concept plan approval is subject to the applicant obtaining setback variances from the Knox County Board of Zoning Appeals (BZA). When the property was rezoned to PR (Planned Residential) in April 2004 (2-M-04-RZ), the existing residences became nonconforming to the 35' peripheral setback. It is recommended that the applicant seek variances from those setbacks when they go before the BZA.

**MPC Action:** Approved

**MPC Meeting Date:** 7/8/2004

**Details of MPC action:**

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).
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4. The revised driveway access from the entrance road to Lot 2 is subject to approval by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance at the entrance road in both directions along Tazewell Pike.

- 7. Placing a note on the final plat that Lot 2 shall have access only to the internal street 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.

**Summary of MPC action:** APPROVE variances 1-5 because existing site conditions and 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:**