

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Huber Properties on Martin Mill Pike

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 46 **No. of Lots Approved:** 46

Variances Requested:

1. Vertical curve variance on Road A at station 1+00, from 190.25' to 170'.
2. Intersection grade variance on Road A at W. Martin Mill Pike, from 1% to 3%.
3. Intersection grade variance on Road B at Road A, from 1% to 3%.
4. Intersection grade variance on Road C at Road B, from 1% to 3%.

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 - 4 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 10 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. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation for alteration to the blueline stream.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in each direction on W. Martin Mill Pike.
6. Placing a note on the final plat that all lots will have access only to the internal street system for the subdivision with the exception of Lot 46 that shall have access only to Morgan Rd.
7. Submitting plans at the design plan stage for a turnaround for Morgan Rd. that will be required as a result of the proposed right-of-way closure.
8. If required by the Knox County Department of Engineering and Public Works, obtaining approval from Knox County Commission, prior to submitting the final plat, of the proposed right-of-way closure of that portion of Morgan Rd. that crosses the proposed subdivision.
9. Meeting all requirements of the approved use on review development plan.
10. 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 develop a 46 lot detached single-family subdivision on 18.89 acres at a density of 2.435 du/ac. The property which is zoned PR (Planned Residential), allows a density of 1 - 2.5 du/ac. The subdivision will have direct access to W. Martin Mill Pike. A blueline stream located on the property near W. Martin Mill Pike will be crossed by the entrance road for the subdivision. Approval will be required from the Tennessee Department of Environment and Conservation for the stream crossing.

Morgan Rd. a narrow local street, crosses this property with access to W. Martin Mill Pike on the north and south sides of the proposed subdivision. While there is no record of any dedicated right-of-way for Morgan Rd., the County has maintained the road for a number of years. The road only serves four residences. The applicant will be requesting a closure of that portion of the road that crosses the proposed subdivision from Knox County Commission. The applicant will be required to provide a turnaround at the end of the right-of-way on the north side of the property. Plans for the turnaround will have to be submitted to County Engineering staff at the design plan stage of the subdivision.

While there is a right-of-way stub-out from Mount Vista Dr. located on the north side of the property, the applicant has designed the subdivision with no connection to Mount Vista Dr.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 - 4 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 10 conditions:

Date of MPC Approval: 8/12/2004

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: