



## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Indian Crossing  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 53      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 150' for curve #1 on Wild Ginger Ln.  
2. Intersection grade variance from 1% to 5.49%.  
3. Vertical curve variance from 313.1' to 200' at sta. 9+85 of Jubilee Ct.  
4. Vertical curve variance from 298' to 275' at sta. 12+25 of Jubilee Ct.  
5. Vertical curve variance from 172' to 125' at sta. 22+50 of Woodstream Ln.  
6. Vertical curve variance from 277.25' to 250' at sta. 9+50 of Wild Ginger Rd.  
**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 & 3-6 due to topography, and because the proposed variances will not create a traffic hazard  
DENY variance 2, because the proposed design will result in an unsafe intersection  
  
APPROVE the Concept Plan subject to 7 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.  
2. Correct the grade at intersection at Jubilee Ct. & Wild Ginger Rd. to not more than 3%.  
3. Provide a sight distance easement across lot # 45 and show the buildable area for that lot.  
4. Placing note # 12 from the concept plan regarding the Minimum Floor Elevations (MFE) on the final plat.  
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.  
**Comments:** The applicant is submitting a concept plan for the fifth phase to Indian Crossing Subdivision. The first concept plan was approved in 1987. It was reapproved in 1994 and again in 1998. The plan before MPC has the same road layout as previously approved. This applicant is requesting approval of seven additional lots. Additionally, the plan has been revised to reflect the recommendations of the recent flood study for Beaver Creek.  
**MPC Action:** Approved      **MPC Meeting Date:** 11/8/2001  
**Details of MPC action:**  
**Summary of MPC action:**  
**Date of MPC Approval:** 11/8/2001      **Date of Denial:**      **Postponements:** 8/9/01 - 9/13/01  
**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:**