



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Polo Club

Surveyor: LeMay & Associates

No. of Lots Proposed: 40                      No. of Lots Approved: 0

- Variations Requested:
1. Vertical curve variance from 150' to 80' at sta. 0+00 of Road B
  2. Vertical curve variance from 150' to 80' at sta. 1+75 of Road B
  3. Vertical curve variance from 150' to 80' at sta. 0+00 of Road C
  4. Vertical curve variance from 150' to 80' at sta.2+10 of Road C
  5. Intersection grade variance at Roads B & A from 1% to 2%
  6. Intersection grade variance at Roads C & A from 1% to 2%
  7. Cul de sac transition radius from 75' to 50' on Roads A,B & C
  8. Horizontal curve variance from 250' to 180' at sta.2+23 of Road A
  9. Horizontal curve variance from 250' to 175' at sta.14+42 of Road A
  10. Horizontal curve variance from 250' to 150' at sta16+70 of Road A
  11. Broken back curve tangent length variance from 150' to 20' at sta. 6+00 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 -11 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 requirement of the Knox County Health Dept.
  2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.
  3. 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, drainage system and any other commonly held assets. Define the responsibilities of the condominium owners versus owners of the single family dwellings within the association.
  4. The proposed sidewalks being constructed to minimum width of 5' and being separated from the back of the curb by a 2' wide planting strip.
  5. Installation of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works.
  6. Approval of the rezoning of the site to PR (Planned Residential) at 1-4 du/ac by the Knox County Commission.
  7. Compaction of all fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
  8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  9. Meeting all requirements of the approved use on review development plan.
  10. 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.

Comments: The applicant is proposing a detached single family subdivision that will contain 40 lots and 38 attached condominium dwellings on 19.52 acres. Rezoning of this property was considered by MPC at its July, 2002 meeting. MPC recommended PR (Planned Residential) zoning at 1-4 dwellings per acre. The rezoning was heard by the Knox County Commission on August 26, 2002. The applicant's plan indicates a proposed development density of 3.99 dwellings per acre.

The site is located on the south side of Westland Dr. A.L. Lotts Elementary School adjoins the site along its western boundary. The Racquet Club at Gettysvue Subdivision forms the eastern boundary of the site. The Racquet Club at Gettysvue Subdivision is made up of detached single family dwellings and recreational space. The Subdivision was developed at approximately 2 du/ac. The proposed development will consist of both attached and detached dwellings at a proposed density of 3.99 du/ac. The attached dwellings are proposed to be located in the northeast corner of the site on 6.42 acres.

They will adjoin the recreational facilities and six single family dwellings in the Racquet Club Subdivision.

Staff initially reacted to the plan by suggesting the condominiums be located next to the elementary school rather than the existing subdivision. After discussing this issue with the developer and the project architect, staff believes the condominium can be accommodated as proposed without impact on the adjoining single family dwellings. The applicant will construct a 6' high stucco and stone wall around the condominium portion of the development. This wall will have offsets built into it and will be supplemented by periodic landscaping that will break the monotony of the wall. The site design and architectural elevations supplied to the staff would indicate the proposed condominium dwelling will be in keeping with the recently developed properties in the area.

The detached single family subdivision portion of this development will incorporate sidewalks as part of the project. The sidewalk in the development will tie into the sidewalk that is being constructed as part of the ongoing widening of Westland Dr. Additionally, due to the length and grade of the main street, installation of a traffic calming device has been proposed. Traffic calming devices are used primarily in residential areas where maintaining lower speeds is preferred.

Staff will support this plan because it is consistent with the Southwest County Sector Plan which proposes low density residential development in this area. Mixed housing types should be encouraged when properly designed. When there is a change in housing types, it is best if it is done with the differing housing types backing up to each other. With the design of the proposed project, we believe it will be compatible with the adjoining Gettysvue subdivision.

**MPC Action:** Approved

**MPC Meeting Date:** 9/12/2002

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
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**Summary of MPC action:**

APPROVE variances 1 -11 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:** 9/12/2002

**Date of Denial:**

**Postponements:** 8/8/2002

**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:**

