

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ashley Meadows
No. of Lots Proposed: 43 **No. of Lots Approved:** 0
Variances Requested: 1. Tangent length between reverse curves from 50' to 0' at sta. 1+45 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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

Staff Recomm. (Full): APPROVE the concept plan subject to 12 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names 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 lot number on the two areas that are identified as "remaining properties of Saddlebrook, LLC". These areas should be identified as lots 42 & 43
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway locations for lots 42 & 43
6. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
7. Approval of the rezoning of this site by the Knox County Commission to PR (Planned Residential) at a density of 3.71 du/ac or greater (MPC recommended PR @ 4 du/ac)
8. Place a note on the final plat that all lots excepts lots 42 & 43 will be access from the internal road system only
9. Provision of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
10. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
11. Provision of a 60' wide stream buffer, 30' either side of the centerline, along the creek that bisects the site
12. 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:

MPC Action: Approved **MPC Meeting Date:** 8/9/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action: APPROVE variance 1 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 12 conditions

Date of MPC Approval: 8/9/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: