

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Maitland Woods, Phase III

No. of Lots Proposed: 9 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance from 240' to 78' at sta. 0+39 & from 343' to 286' at sta. 4+33 of JPE #1
2. Variance of road grade from 12% to 15% from sta. 0+78 to 3+10 of JPE #1
3. Variance of required property line and pavement radius from 25' to 0' at the intersection of Ancient Oak Ln. and JPE #1

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 because the site's topography and location 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. Meeting all relevant requirements of the Knox County Health Department.
2. Provision of street names for JPE #1 and JPE #2 which are 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. Meeting all requirements and obtaining any/all required permits from the Tenn. Dept. of Environment and Conservation
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
6. Prior to final plat approval, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
7. Closure of that portion of Altacrest Ln. that has been dedicated as a public right-of-way or construct a cul de sac to terminate the public portion of that street
8. Provide a typical cross section for the proposed JPE's. Public road standards will be required excluding the pavement width. Curbs will be required for JPE#1
9. 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
10. Meeting all requirements of the approved use on review development plan

Comments: The concept plan for Maitland Woods Phase 2 was approved in 2006. At that time the project was approved for 127 lots on 45.66 acres (2.79 du/ac.). Since it was approved approximately eighteen acres of the site has been developed containing 49 lots. This applicant is now proposing to take the remaining 27 acres and develop it with 9 lots ranging in size from 1.2 to 6.17 acres. Due to the high cost of extending public water and sanitary sewer, the applicant is proposing these 9 lots be developed using private wells and septic fields.

A portion of the site will drain to a large sinkhole that is located on an adjoining piece of property. In order to permit the drainage to go into the sinkhole, the applicant may be required to obtain an off-site drainage easement from the property owner. In this particular case, Knox County owns the property with the sinkhole. The applicant will also be required to obtain permits from the Tenn. Dept. of Environment and Conservation. The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since the applicant proposes the use of wells and septic fields
2. The proposed detached residential subdivision at a density of .33 du/ac, is consistent in use and density with the approved zoning of the property.

3. Any school age children living in this development are presently zoned to attend Karns Elementary School, Karns Middle School and Karns High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is .33 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of .33 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/8/2013

Details of Action:

Summary of Action: APPROVE variances 1-3 because the site's topography and location 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 Approval: 8/8/2013 **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:**