

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Phyllis & Richard Hobbs Subdivision
Surveyor: Landmark Surveying
No. of Lots Proposed: 6 **No. of Lots Approved:** 0
Variences Requested: 1. Right-of-way dedication variance on Choto Rd. from 30' to 25' from the existing centerline.
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 variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Prior to issuance of any building permits in this subdivision, widen White Frye Ln. to have a minimum paved width of 18' along the entire frontage of this site or provide a minimum of 3 "pull-off areas" per the recommendation of the Knox County Dept. of Engineering. All improvements are to be done at the applicant's cost and under the supervision of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knoxville Engineering Division and the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is 250' of sight distance in both directions at each proposed driveway location on White Frye Ln. or 300' at each driveway location, if any, on Choto Rd.
5. Dedication of 25' of right-of-way from the centerline for the entire frontage along White Frye Ln., Choto Rd. and Warriors Trail
6. Meeting all applicable requirements of the and Knox County Zoning Ordinances.
7. 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 divide this 7.2 acre site into 6 lots. The property is zoned A (Agriculture) which requires the lots contain a minimum of one acre. Each lot will be served by a septic system. The site slopes downward from White Frye Ln. toward Choto Rd. Due to the topography of the site, the homes will be accessed from White Frye Ln. with the septic drain fields located on the downhill side of the dwellings. White Frye Ln. is only 14' wide. In order to provide acceptable minimum access to these lots, staff may require that White Frye Ln. be widened to a minimum of 18' or other improvements be made that will create safe access to this site and the surrounding properties. Provision of road improvements is in line with the practice of the MPC to require upgrades to roads when they are less than 18' in width at the time the subdivision is proposed.

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. Public water service is available to the site. Individual septic systems will be required for each lot.
2. The proposed detached single-family subdivision is consistent in use and density with the recent development in the area..

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

1. The proposed detached single-family subdivision meets the standards for development within the A (Agricultural) zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan proposal of low density residential uses.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

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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 variance will not create a traffic hazard
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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: