

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Oakleigh
Surveyor: Sullivan
No. of Lots Proposed: 110 **No. of Lots Approved:** 0
Variances Requested:
1. Vertical curve variance from 128' to 60 at sta. 0+35 of Road C
2. Vertical curve variance from 150' to 75' at sta. 4+75 of Road B
3. Vertical curve variance from 150' to 75' at sta. 7+00 of Road B
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 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 requirements of the Knox County Health Department.
2.. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102) (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works and the Knoxville City Engineer.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. The asphalt surface course within the City of Knoxville is to "Grading E".
7. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Amherst Rd.
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Meeting all requirements of the approved use on review development plan.
10. 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 a detached single family subdivision that will contain 110 lots on 37.6 acres. Rezoning of this property was considered by MPC at its July, 2002 meeting. MPC recommended PR (Planned Residential) zoning at 1-3 dwellings per acre. The rezoning of this property has been approved by both the City Council and the Knox County Board of Commissioners. The applicant's plan indicates a proposed development density of 2.85 dwellings per acre. Due to the steep topography of a portion of the site, the Hillside Regulations as contained in the Subdivision Regulations came into play. The size of a number of lots has been increased to meet the minimum lot size called for in the regulations.

The USGS Maps show two blue line streams converging at the front of this development. The applicant's engineer is to meet with personnel from the Tenn. Dept. of Environment and Conservation to determine the status of these streams. Regardless of their classification, the streams are recognized drainage ways and will require that easements be established to preserve their water carrying capacity. Establishing the easements may impact the existing lot and road design. Once the pipe sizes are determined and the required easement widths are established, the final lot count may have to be reduced to accommodate these improvements.

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

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102) (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

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Summary of MPC action: APPROVE variances 1-3 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: