

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Walker Hills
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 76 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection grade variance from 1% to 2% at two locations where Road A and Road B intersect.
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 14 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)
3. Provision of traffic calming within the development as required by the Knox County Dept. of Engineering and Public Works.
4. Provision of sight distance easements within the development as required by the Knox County Dept. of Engineering and Public Works.
5. Align the centerline of the pavement Road A with the centerline of Wise Springs Rd.
6. Place a note on the final plat that all lots will have access to the internal street system only.
7. Final approval of the rezoning of this site to PR (Planned Residential) @ 1-3 dwellings per acre by the Knox County Commission.
8. Prior to design plan approval, provide the Knox County Dept. of Engineering and Public Works the results of a Wetlands Determination study for this site.
9. Placing all drainage from detention pond #2 in a pipe and directing it along peripheral boundary to the main drainage way as required by the Knox County Dept. of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Prior to design plan approval obtain off-site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area.
13. Meeting all requirements of the approved use on review development plan.
14. 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 subdivide this 26 acre tract into 76 detached single-family residential lots at a density of 2.93 du/ac. The property is going through the zoning process. MPC has approved PR (Planned Residential) at a density of 1-3 du/ac. The Knox County Commission will act on this rezoning on August 23, 2004. Access to the subdivision is off Washington Pk., a minor arterial street. Sight distance along Washington Pk. can be achieved at the entrance with the relocation of an existing power pole and mowing of some under-growth in the area.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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 a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northeast County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.93 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

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:

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)
3. Provision of traffic calming within the development as required by the Knox County Dept. of Engineering and Public Works.
4. Provision of sight distance easements within the development as required by the Knox County Dept. of Engineering and Public Works.
5. Align the centerline of the pavement Road A with the centerline of Wise Springs Rd.
6. Place a note on the final plat that all lots will have access to the internal street system only.
7. Final approval of the rezoning of this site to PR (Planned Residential) @ 1-3 dwellings per acre by the Knox County Commission.
8. Prior to design plan approval, provide the Knox County Dept. of Engineering and Public Works the results of a Wetlands Determination study for this site.
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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

APPROVE the Concept Plan subject to 14 conditions

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: