

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Painter Farms

Surveyor: Sullivan

No. of Lots Proposed: 84 **No. of Lots Approved:** 84

Variations Requested:

1. Horizontal curve variance on Painter Farms Lane at station 1+01 from 250' to 175'.
2. Horizontal curve variance on Painter Farms Lane at station 14+10 from 250' to 235'.
3. Broken back curve tangent variance on Painter Farms Lane between station 3+40 and station 4+70 from 150' to 130'.
4. Horizontal curve variance on Gentlewinds Drive at station 10+09 from 250' to 225'.
5. Horizontal curve variance on Gentlewinds Drive at station 3+55 from 250' to 225'.
6. Intersection spacing variance between the proposed entrance and W. Emory Rd., from 300' to 272'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-6 because the site's topography and shape 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).
3. Submitting a final plat that reflects the results of the revised Flood Study as approved by the Knox County Department of Engineering and Public Works, identifying the revised floodway, 100 and 500 year floodplains and no-fill boundary) for Beaver Creek.
4. Identifying the MFE on the final plat for all lots within the floodplain.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Harrell Rd. at the proposed entrance to the subdivision.
7. Prior to final plat approval, establishing a greenway easement across the rear of this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator.
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 to subdivide this 49.68 acre parcel, which includes approximately 28.44 acres outside of the floodway of Beaver Creek, into 84 detached single-family lots at a density of 2.95 du/ac. The property is zoned PR (Planned Residential) at a density of 1 - 3 du/ac and F (Floodway). This is the third time that this proposed subdivision has been before the Planning Commission this year (Previous cases: 1-SG-05-C/1-I-05-UR & 4-SO-05-C/4-S-05-UR). The revisions are a result of access issues and keeping the entrance to the subdivision out of the 100 year floodplain of Beaver Creek. Based on the revised floodplain analysis, the proposed entrance off of Harrell Rd. will be outside of the 100 year floodplain.

The PR (Planned Residential) zoning boundary for the site is based on the floodway boundary that crosses the site. The Knox County Zoning Ordinance does not allow the use of floodway acreage for density calculations. Accurate area calculations presented with the final plat for the acreage of the site outside of the floodway will determine the total number of lots permitted for this subdivision.

Due to the number of proposed lots within the subdivision, a Traffic Impact Study was prepared and submitted for the subdivision. There were no off-site street improvements recommended as a result of the traffic impacts from this proposed subdivision.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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Summary of MPC action: APPROVE variances 1-6 because the site's topography and shape 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: 8/11/2005 **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: