

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Knoxville Suburban Builders on Harvey Road (formerly Peach Tree Farms Unit 2)
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 81 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance Road A at sta. 15+00 from 250' to 200'.
2. Horizontal curve variance Road B at sta. 2+50 from 250' to 100'.
3. Horizontal curve variance Road B at sta. 18+00 from 250' to 200'.
4. Horizontal curve variance Road B at sta.20+00 from 250' to 200'.
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 1-4 due to the shape of the property, and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 12 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to Design Plan approval provide the revised traffic impact study to MPC and County Engineering staff addressing issues raised during staff review.
3. Prior to final plat approval the applicant's engineer certifying 300' of sight distance at the Harvey Road entrance to this development.
4. Prior to final plat approval the applicant's engineer certifying 300' of sight distance at the proposed driveway location for lot #3.
5. Place a note on the final plat that lots 1,2 and 51 will have access from the internal streets only.
6. Connect Road A with Long Branch Dr. in Walnut Grove Subdivision.
7. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
8. On the final plat identify lots 79, 80 and 81 as Unit 2 of Peach Tree Farms and make them subject to the subdivision covenants and restrictions of Unit 1 of that subdivision.
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Installation of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC Staff.

Comments:

This is a revision to the Peach Tree Farms Subdivision that was approved in 1981. Unit 1 of Peach Tree Farms was developed with approximately 20 lots, each lot being more than one acre in size. The plan you have before you today was originally submitted as Unit 2 of that subdivision. After reviewing the request, staff requested that this development not be attached to Peach Tree Farms. The lots in this development are less than one-half the size of the original lots. Staff will permit three additional lots to be added to Peach Tree Farms to allow for the construction of the cul-de-sac bulb at the end of Peach View Dr. The Subdivision Regulations do not permit dead end streets. No other lots will be connected to Peach View Dr.

Staff will recommend that this development be connected to Long Branch Dr. in Walnut Grove Subdivision. The lots in the Walnut Grove development are similar in size to lots in the proposed subdivision. The connection will tie the two neighborhoods together which will provide an alternative access to both developments. Connecting these subdivisions should not generate a lot of "cut through" traffic.

The lots on the northern portion of the site are larger than the rest of the lots in the this development. This is due to the drainage situation in the area. These lots will drain to a sinkhole. The County Engineer may require that a retention basin be constructed at this location.

MPC Action: Approved as Modified **MPC Meeting Date:** 9/13/2001

Details of MPC action: APPROVED with connection to Peach View Ln. and no connection to Long Branch

Summary of MPC action: APPROVE variances 1-4 due to the shape of the property, and because the proposed variances will not create a traffic hazard
APPROVE the Concept Plan subject to 12 conditions

Date of MPC Approval: 9/13/2001 **Date of Denial:** **Postponements:** 8/9/2001

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: