

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Highers Estates & Highers Place

Surveyor: Benchmark Associates, Inc.

No. of Lots Proposed: 102 **No. of Lots Approved:** 0

Variances Requested:

1. Right-of-way dedication from 30' to 25' from centerline for Ball Camp Pk. and Bakertown Rd.
2. Road grade variance from 12% to 15% from sta 2+00 to 4+50 and from sta 16+00 to sta 19+25 of Road 2
3. Vertical curve variance from 200' to 85.5' at sta 1+93 of Road 3
4. Vertical curve variance from 200' to 150' at sta 2+25 of Road 1
5. Vertical curve variance from 75' to 70' at sta 1+09 off Road 8
6. Road grade variance from 12% to 15% from sta 2+00 to sta 4+50 of Road 4
7. Vertical curve variance from 300' to 180' at sta 2+00 of Road 2

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 1-7 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 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Place the standard note on the design plan reflecting Knox County's requirement for road compaction standards
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90)
5. Placing a note on the final plat that all lots will have access from the internal street system only
6. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the detention facility and any other commonly held assets.
7. Meeting all requirements of the approved Use on Review for this site
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 72.62 acre site into 102 detached single-family lots and 96 condominium units at a density of 2.72 du/ac. The site has some topographic constraints that will require road grades as high as 15% in some locations. Rather than spread the development out over the entire site, the applicant is leaving the steepest portions of the site undeveloped.

The development will consist of 96 attached condominiums with access to Ball Camp Pk. The lots that will be devoted to detached single family dwellings will be access via Bakertown Rd. The applicant has requested a variance to the required right-of-way dedication for both of these streets. The County is in the process of relocating Ball Camp Pk. as part of a larger road project that will eventually connect I-75 with the Pellissippi Parkway. Due to this major road project, the required right-of-way on Ball Camp and Bakertown will not be needed.

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 attached residential and detached single-family subdivision are consistent in use and density with the zoning of the site and the surrounding area.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Karns Middle and Karns High Schools.

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

1. The proposed residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development 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 Northwest County Sector Plan identifies this property for low residential use. The recommended PR zoning for this site will allow a density up to 4.0du/ac. At a proposed density of 2.72 du/ac, the proposed subdivision is consistent with the Sector Plan and the approved zoning density.

MPC Action:

Approved

MPC Meeting Date: 9/8/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
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Summary of MPC action:

APPROVE variances 1-7 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 8 conditions

Date of MPC Approval:

9/8/2005

Date of Denial:

Postponements: 8/11/2005

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: