

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woods at Highland Point

Surveyor: Brown

No. of Lots Proposed: 8 **No. of Lots Approved:** 8

Variations Requested:

1. Intersection spacing variance on Westland Drive between Montacres Lane and the Joint Permanent Easement (JPE) from 400' to 355'.
2. Vertical curve variance on the JPE at station 0+82 from 225' to 75'.
3. Cul-de-sac return radius variance on the JPE from 75' to 50'.
4. Maximum grade through a cul-de-sac variance from 10% to 12%.

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 - 4 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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. Revising the concept plan to show the required right-of-way dedication of 44' from the centerline of Westland Drive.
4. Revising the concept plan to show the required 25' corner radius for the right-of-way/property line and curb at the intersection of Westland Drive and the Joint Permanent Easement (JPE) .
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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 resubdivide an existing 5 lot subdivision (Avery Property) on 2.55 acres into 8 lots at a density of 3.14 du/ac. The lots in the existing subdivision all have direct access to Westland Dr. With the proposed subdivision, all lots will be served by a Joint Permanent Easement (JPE) with none of the lots having direct access to Westland Dr. The JPE will have a pavement width of 22' within a 40' right-of-way. The minimum lot size requirement within the RA (Low Density Residential) Zoning District is 10,000 square feet. The proposed lots range in size from 10,016 to 15,682 square feet.

The applicant is required to dedicate right-of-way along Westland Dr. to 44' from centerline. The concept plan will have to be revised to reflect the right-of-way dedication and to show the required 25' corner radius for the right-of-way/property line and curb at the intersection of Westland Drive and the proposed JPE. With the revisions to the concept plan, the lots will have to be adjusted so that the resulting lots will be at least 10,000 square feet in size.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

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. 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.

Summary of MPC action: APPROVE variances 1 - 4 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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: