

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bailey Park
Surveyor: Benchmark Associates, Inc.
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection spacing variance between Bailey Park Ln. and Holder Ln. from 400' to 256'.
2. Vertical curve variance from 100' to 75' at sta. 0+37 of Bailey Park Ln.
3. Vertical curve variance from 150' to 90' at sta. 0+45 of Dudley Station Ln.
4. Vertical curve variance from 200' to 108.88' at sta. 0+60 of Dudley Station Ln.
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 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 conditions

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). Cypress Grove Way must be renamed.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Place a note on the final plat that all lots with the exception of lot # 1 will have access from the internal street system only.
6. Provision of a turn around type driveway on lot # 1.
7. Meeting all requirements of the approved use on review development plan.
8. 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.
9. Approval of the rezoning of this site by the Knox County Commission at the appropriate density to accommodate the proposed development.

Comments: The applicant is proposing a concept plan with 27 lots on 9.1 acres. The rezoning of this property was recommended for approval by MPC at its August 8, 2002 meeting. The rezoning request will be considered by the Knox County Board of Commissioners on September 23, 2002. The proposed development maximizes the 1-3 du/ac that was recommended by MPC. It will be necessary that the County Commission approve the rezoning of the site as recommended by MPC.

MPC Action: Approved **MPC Meeting Date:** 9/12/2002

Details of MPC action:

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Summary of MPC action: APPROVE variances 1-4 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 9 conditions

Date of MPC Approval: 9/12/2002

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: