



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Fort Reynolds

**Surveyor:** LeMay & Associates

**No. of Lots Proposed:** 50                      **No. of Lots Approved:** 0

**Variances Requested:**

1. Vertical curve variance from 218.5' to 80' at sta. 0+40 of Burntwood Ln.
2. Vertical curve variance from 193.5' to 100' at sta. 1+55 of Burntwood Ln.
3. Vertical curve variance from 254.75' to 186' at sta. 5+09 of Carriage House Ln.
4. Vertical curve variance from 110.25' to 80' at sta. 0+40 of Openview Ln.
5. Horizontal curve variance from 250' to 150' at sta. 4+30 and 5+50 of Openview Ln.
6. Horizontal curve variance from 250' to 100' at sta. 7+31 of Openview Ln.
7. Broken back curve variance from 150' to 108' at sta. 5+71 of Openview Ln.
8. Broken back curve variance from 150' to 81' at sta. 3+76 of Carriage House Ln.
9. Intersection grade variance from 1% to 2% at three locations.

**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 1-3 & 5-9 because the site's topography restricts compliance with the Subdivision Regulations, DENY variance 4 because the variance will create a traffic hazard

APPROVE the concept plan subject to 11 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. On the final plat, identify a sight distance easement across Lot 44.
4. Construction of a sidewalk on one side of every street in the subdivision. Sidewalks are to be 4' wide with a minimum of a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the Americans with Disabilities Act.
5. Certification on the final plat by the applicant's surveyor that there is the required sight distance (450') in both directions along E. Emory Rd.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for drainage to the blue line stream along the eastern boundary of the site.
9. Meeting all applicable requirements and obtaining a street connection permit from the Tenn. Dept. of Transportation.
10. Meeting all requirements of the approved Use-on-Review development plan.
11. 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 developers are proposing a 50 lot subdivision on this 19.43 acre site. Access to the development will be via E. Emory Rd. A street entrance permit from the Tenn. Dept. of Transportation will be required to make the connection with E. Emory Rd. The applicant's engineer has moved the entrance to the project as requested by staff. Prior to final plat approval staff will require the engineer to certify that 450' of sight distance is provided in each direction at the entrance to the development. A blue line stream adjoins the eastern boundary of this site. A permit from the Tenn. Dept. of Environment and Conservation will be required in order to direct the drainage to this stream.

Sidewalks will be required within this project. It is the policy of the MPC to require sidewalks when a project is located within the parent responsibility zone for providing transportation to the nearby schools. The staff will require a 4' wide sidewalk on one side of every street in the development. Planning for these sidewalks must be incorporated in the design plan submitted to the Knox County Dept. Engineering and Public Works. Sidewalks must be planned and constructed so they comply with

the Americans With Disabilities Act.

**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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Immediate access for this portion of the subdivision will be to E. Emory Rd. via the internal road system within the project.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision 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.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.58 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/11/2003

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE variances 1-3 & 5-9 because the site's topography restricts compliance with the Subdivision Regulations, DENY variance 4 because the variance will create a traffic hazard

APPROVE the concept plan subject to 11 conditions

**Date of MPC Approval:**

9/11/2003

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**