

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Silver Mine Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 6 **No. of Lots Approved:** 0
Variances Requested: 1. Reduction of the required 20' wide driving surface for a joint permanent easement abutting five or fewer lots, to 18'.
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 variance 1 due to topography and because the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 11 conditions

Staff Recomm. (Full):

1. The joint permanent easement's 18' wide all weather driving surface shall be paved to standards acceptable to the Knox County Department of Engineering and Public Works, pursuant to Section 64-24.51 of the Knoxville-Knox County Minimum Subdivision Regulations.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alterations of the blueline streams.
6. As part of the Design Plan submission, provide cross sections of the joint permanent easement at 50' intervals.
7. Including the following statement on the final plat: "No further subdivision of lots abutting the joint permanent easement shall be permitted without bringing the entire joint permanent easement into compliance with the street design standards."
8. The land area of approximately 1.28 acres, that is bordered on the east by Bowman Hollow Rd. and on the north and west by the joint permanent easement (shown as Lot 6 on the Concept Plan), must be designated either as common area or added into the adjoining property on the final plat. If the property is not added to an adjoining lot, the final plat shall identify it as not being a building lot.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and common area.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Comments:

The applicant is proposing the resubdivision of two tracts totaling 99.23 acres into 6 single-family lots. Access to the site is from Bowman Hollow Rd. a local street. The northern end of Bowman Hollow Rd. that extends into this property, has been maintained by the County but has not been designated as public right-of-way. This proposed subdivision will allow for the dedication of the right-of-way which will include a cul-de-sac turnaround at the end of the road. The right-of-way dedication will also create a new lot (shown as Lot 7 on the Concept Plan) on the eastern side of the road. The applicant is proposing to extend a joint permanent easement from the end of the public road in order to subdivide the remainder of the property into 5 lots. These lots vary in size from 6.91 to 29.94 acres. An area of approximately 1.28 acres, that is bordered on the east by Bowman Hollow Rd. and on the north and west by the joint permanent easement (shown as Lot 6 on the Concept Plan), will be designated either as common area or added into the adjoining property. This property will not be a building lot.

The easement serving these lots follows the alignment of the existing driveway. The applicant is requesting approval of a variance for reduction of the required 20' wide driving surface for a joint permanent easement abutting five or fewer lots, to 18'. They are proposing to use a gravel surface. Staff can support the variance for reduction of the width from 20' to 18' with the condition that the driving surface be paved to standards acceptable to the Knox County Department of Engineering and Public Works. The paving of the driving surface will help to prevent washouts of the road due to the steeper

grade of the road profiles (approximately 1000' with a grade ranging from 8.19% to 11.68%) and the steep cross slopes (+25%) in some areas.

Due to the large size of the lots in the subdivision, Staff is recommending a condition that no further subdivision of lots abutting the joint permanent easement be permitted without bringing the entire joint permanent easement into compliance with the street design standards. As presently designed, the joint permanent easement would require several variances from the street design standards and would not be adequate for the increase in traffic that would be generated by further subdivision.

MPC Action: Approved as Modified

MPC Meeting Date: 9/13/2001

Details of MPC action:

1. (DELETED BY MPC) The joint permanent easement's 18' wide all weather driving surface shall be paved to standards acceptable to the Knox County Department of Engineering and Public Works, pursuant to Section 64-24.51 of the Knoxville-Knox County Minimum Subdivision Regulations.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alterations of the blueline streams.
6. (DELETED BY MPC) As part of the Design Plan submission, provide cross sections of the joint permanent easement at 50' intervals.
7. Including the following statement on the final plat: "No further subdivision of lots abutting the joint permanent easement shall be permitted without bringing the entire joint permanent easement into compliance with the street design standards."
8. The land area of approximately 1.28 acres, that is bordered on the east by Bowman Hollow Rd. and on the north and west by the joint permanent easement (shown as Lot 6 on the Concept Plan), must be designated either as common area or added into the adjoining property on the final plat. If the property is not added to an adjoining lot, the final plat shall identify it as not being a building lot.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and common area.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Summary of MPC action:

APPROVE variance 1 due to topography and because the proposed variance will not create a traffic hazard
APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 9/13/2001

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: