

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wallingford Estates

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 14 **No. of Lots Approved:** 14

Variances Requested: 1. Intersection spacing variance along Cunningham Rd. from the subdivision entrance to Ferndale Rd., from 300' to 105'.
2. Vertical curve variance at STA 11+00, from 187.5' to 175'.
3. Vertical curve variance at STA 12+25, from 100' to 75'.

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 1-3 because the site's topography and existing residences restrict compliance with the Subdivision Regulations, and the proposed variances will not 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Placing a note on the final plat that all lots except Lots 13 and 14 shall have access from the internal road system only.
6. Placing a note on the final plat that Lots 13 and 14 shall have on-site turnaround driveways.
7. Certification on the final plat by the applicant's surveyor that 400' of sight distance exists in both directions at the proposed subdivision entrance and at the driveways for Lots 13 and 14 on Cunningham Rd.
8. Establishing a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities.
10. Meeting all requirements of the approved use on review development plan.
11. 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 17.02 acre tract into 14 detached residential lots. Approximately 6.34 acres of the site are within the floodway of Beaver Creek leaving 10.68 acres outside of the floodway. Only the acreage outside of the floodway can be used for density calculations. With 14 lots on 10.68 acres the proposed site density is 1.31 du/ac. The Planning Commission recommended approval of a rezoning request (8-B-06-RZ) to PR (Planned Residential) at up to 3 du/ac and F (Floodway) on August 10, 2006. The Knox County Commission will consider the rezoning request on September 25, 2006.

In order to achieve the required sight distance in both directions along Cunningham Rd. for the subdivision street and driveways for Lots 13 and 14, grading work will be required along the front of Lot 13. The surveyor will also be required to certify on the final plat that the required sight distance has been obtained.

The Knox County Parks Plan shows a proposed greenway along Beaver Creek in this area. Staff is recommending a condition that the applicant establish a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.

MPC Action: Approved

MPC Meeting Date: 9/14/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-3 because the site's topography and existing residences restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 9/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: