

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: North Wellington
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 18 **No. of Lots Approved:** 0
Variances Requested: 1. Variance of intersection separation from 300' to 260' between Wellington Point Dr. to Blairwood Dr.
2. Vertical curve variance from 185' to 75' at sta 10+52 of Wellington Point Dr.
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 & 2 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 5 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3.. Place a note on the final plat that all lots will have access only to the internal street system.
4. Meeting all requirements of the approved use on review development plan.
5. 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 divide this 6.29 acre site into 18 lots. The site was recently rezoned PR (Planned Residential) at 1-3 dwellings per acre. The site will have access from McCloud Rd. All of the proposed lots will be provided access from the street being constructed within the development.

Lot 3 has a low area that appears to be retaining storm water at this time. The applicant's engineer has stated that the low area will be graded to drain and no additional storm water would be directed to the property adjoining lot 3.
MPC Action: Approved **MPC Meeting Date:** 9/12/2002
Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3.. Place a note on the final plat that all lots will have access only to the internal street system.
4. Meeting all requirements of the approved use on review development plan.
5. 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 & 2 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 5 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: