



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Bryans Meadow  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 34      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Vertical curve variance from 68.34' to 50' at sta 40+50 of the eyebrow  
2. Vertical curve variance from 163.9' to 100' at sta 41+50 of the eyebrow  
3. Horizontal curve variance from 100' to 75' at sta 41+50 of the eyebrow  
**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 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 10 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
2. Approval of the "eyebrow" design by the Knox County Dept. of engineering and Public Works  
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County health Dept  
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90)  
5. Placing a note on the final plat that all lots will have access from the internal street system only  
6. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the detention facility and any other commonly held assets.  
7. Clearly defining the boundary line between lots 29 and 30  
8. Final approval of the rezoning of this site to PR (Planned Residential) at 3.21 du/ac or greater  
9. Meeting all requirements of the approved Use on Review for this site  
10. 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 10.61 acre site into 34 detached single-family lots at a density of 3.21 du/ac. The Planning Commission recommended rezoning this site to PR (Planned Residential) at a density of 1-#.5 du/ac at its August 11, 2005 meeting. The Knox County Commission will act on the rezoning of this site at their September 26, 2005 meeting.

Drainage from the site will be directed into a detention pond in an area that will be held in common by all the property owners in the subdivision. Staff will require that a homeowners association be established to provide for the future maintenance of the detention pond.

### **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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recommended zoning.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

### **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 a PR Zone and all other requirements of the Zoning Ordinance.
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 Knox County commission will act on the rezoning of this at its September 26, 2005 meeting.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low residential use. The recommended PR zoning for this site will allow a density up to 3.5 du/ac. At a proposed density of 3.21 du/ac, the proposed subdivision is consistent with the Sector Plan and the recommended zoning density.

**MPC Action:** Approved

**MPC Meeting Date:** 9/8/2005

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
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**Summary of MPC action:**

APPROVE variances 1-3 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 10 conditions

**Date of MPC Approval:** 9/8/2005

**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:**