



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

**Subdivision Name:** Oak Springs Estates  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 20      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Variance of intersection separation from 300' to 220' between Road D and Water Oaks Wy.  
2. Intersection grade variance from 1% to 2% at the intersection of Road D and Road E.  
**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

**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 9 conditions

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4.. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Crippen Rd.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
8. Include the required Minimum Floor Elevation (MFE) for lots 13, 14, & 15 on the final plat.
9. 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:** This phase of the Oak Springs Estates development contains 6 acres. It is part of a 43 acre mixed use residential development. The previous approved phase of this project contained 50 attached condominium units and 6 acreage lots for single family dwellings. The total site is zoned PR (Planned Residential) at a density of 1 - 3.5 du/ac. Based on the size of the site and the maximum zoning density, the applicant could propose up to 150 dwellings on this site. The applicant's engineer has noted on the plan that additional condominium units are proposed in the area designated for future development.

As part of this project the developer has been working with the Knox County Recreation Department's greenways coordinator in an effort to provide an easement for a greenway along Beaver Creek that will connect to Halls Community Park.

**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.. Provision of street names which are 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 applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Crippen Rd.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
8. Include the required Minimum Floor Elevation (MFE) for lots 13, 14, & 15 on the final plat.
9. 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 9 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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**