



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

**Subdivision Name:** Turnberry  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 10      **No. of Lots Approved:** 0  
**Variations Requested:**  
1. Reduce road right-of-way from 50' to 40'.  
2. Reduce pavement width from 26' to 22'.  
3. Vertical curve variance from 46.5' to 40' at sta. 43+50 of Road A.  
4. Vertical curve variance from 94.5' to 50' at sta. 50+25 of Lourdes Ln.  
5. Vertical curve variance from 180' to 175' at sta. 52+25 of Lourdes Ln.  
6. Variance to permit hammerhead turn-around in lieu of a cul de sac bulb on a public street.  
7. Intersection grade variance from 1% to 3.91% at Lourdes Ln. and Alvaros Ln.  
**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 - 7 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  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.  
3.. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.  
4. 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 staff.  
5. Obtaining the desired front building setback variance from the Knox County Board of Zoning Appeals.  
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).  
7. Dedication of the required 25' of right-of-way from the centerline of Olive Rd.  
8. Proposed hammerhead turn-arounds meeting AASHTO standards.  
9. Provide the required right-of-way around the turn-around at the southern end of Lourdes Ln.  
**Comments:**  
This is the third phase of Turnberry Subdivision. The applicant is proposing 10 lots on 3.7 acres. The site is within the boundary of the area that has had the Historic Overlay zoned applied to it as part of the "Historic Concord" area. The applicant has met with the area residents and the Historic Zoning commission. In order to maintain the character of the area, the developer has agreed to develop the subdivision with narrow streets and architectural styling that is compatible with the area.  
  
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 all utilities are in place to serve this site.  
2. The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.  
3. Access to this project will be limited to the internal street system contained in the earlier phases of this development.  
  
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 the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinances.  
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County Southwest Sector permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed (2.7 du/ac) is well within the low density residential density range (5 du/ac).

**MPC Action:** Approved

**MPC Meeting Date:** 9/11/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 - 7 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:** 9/11/2003

**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:**