

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Deer Valley Farms

Surveyor: Lynch Surveys, LLC

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variations Requested: 1. Variance to allow a Joint Permanent Easement to serve 6 or more lots without meeting street design standards.
2. Vertical curve variance on Deer Valley Way at station 0+40, from 100' to 50'.
3. Vertical curve variance on Deer Valley Way at station 4+50, from 237.5' to 225'.
4. Curve radius variance at the intersection of Deer Valley Way and W. Emory Rd., from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): DENY variance 1 - 3 because hardship has not been documented (see comment below).
APPROVE variance 4 since the adjoining property is not under applicants control.

DENY the Concept Plan.

Staff Recomm. (Full): The Knox County Department of Engineering and Public Works has recommended denial of the variances because a hardship has not been documented. Due to the number of lots that will be served by this Joint Permanent Easement (JPE), both existing and proposed, it is the County's position that the JPE should meet street design standards. With the larger lot sizes, the Knox County Zoning Ordinance and Minimum Subdivision Regulations would allow for further subdivision of the property.

Comments: The applicant is proposing to develop an 8 lot detached single-family subdivision on a 45 acre tract at a density of 0.18 du/ac. A JPE with access from W. Emory Rd. will serve six of the lots. The two lots at the northern end of the site are designed as flag lots with access to Proffitt Ln. The majority of those two lots are located in Anderson County and are also subject to their regulations.

The JPE that is to serve the six proposed lots also serves a couple of existing lots. The Minimum Subdivision Regulations requires a JPE that will serve six or more lots to meet the public street design standards. While the applicant is proposing to pave the JPE, it does not meet the required standards.

The Knox County Health Department has conducted a preliminary analysis of the site for use of septic systems. The soils were found to be generally good. Adjustment to the lots may be required prior to final plat approval.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 10/14/2004

Date of Denial:

Postponements: 9/9/2004

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: