

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Heritage Hills Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 45 **No. of Lots Approved:** 0
Variations Requested:
1. Road grade variance from 12% to 15% between sta 11+75 and sta 18+50
2. Intersection spacing variance from 400' to 300' from Road A to Napoli Bv.
3. Vertical curve variance from 350' to 300' at sta 11+75 and from 425' to 300' at sta 18+50 of Road A
4. Vertical curve variance from 175.2' to 130' at sta 30+75 of Road C
5. Vertical curve variance from 109.5' to 60' at sta 40+00 and from 457' to 210' at sta 41+75 of Road D
6. Horizontal curve variance from 250' to 150' at sta 11+02 and sta 12+59 of Road A
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 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

DENY variance 6

APPROVE the concept plan subject to 13 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Establishing a minimum road grade of 1% for Road B
3. As part of the design plan provide a letter to the Knox County Dept. of Engineering and Public Works from TVA addressing any concerns they may have regarding the location of the proposed entrance road in proximity to their transmission tower.
4. Place the standard note on the design plan reflecting Knox County's requirement for road compaction standards
5. Prior to design plan approval, obtain off-site drainage easements as required by the Knox county Dept. of Engineering and Public Works
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90)
8. Placing a note on the final plat that all lots will have access from the internal street system only
9. 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.
10. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Fairview Rd..
11. Final approval of the rezoning of this site to PR (Planned Residential) at 3.93 du/ac or greater
12. Meeting all requirements of the approved Use on Review for this site
13. 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 19 acre site into 45 detached single-family lots at a density of 2.37 du/ac. The Planning Commission recommended rezoning this site to PR (Planned Residential) at a density of 1-2.5 du/ac at its July 14, 2005 meeting. The Knox County Commission approved the rezoning of this site at their August 22, 2005 meeting.

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.

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 2.5 du/ac. At a proposed density of 2.37 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:**
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Summary of MPC action: APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

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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: