

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Kennesaw Park

Surveyor: Williams

No. of Lots Proposed: 20 **No. of Lots Approved:** 20

Variances Requested:

1. Horizontal curve variance on Road A at station 0+93.74, from 250' to 100'.
2. Horizontal curve variance on Road A at station 4+30.89, from 250' to 100'.
3. Horizontal curve variance on Road A at station 6+70.58, from 250' to 100'.
4. Horizontal curve variance on Road A at station 13+49.22, from 250' to 100'.
5. Vertical curve variance on Road A at station 0+75.49, from 135' to 126'.
6. Vertical curve variance on Road A at station 13+86.27, from 237.5' to 215'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 - 6 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 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable 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. Prior to final plat approval, performing the necessary grading and improvements within the Choto Road right-of-way (subject to approval of Knox County Department of Engineering and Public Works) to obtain the require 300' of sight distance in both directions along Choto Rd. at the proposed entrance to the subdivision and certifying on the final plat that the required sight distance exists.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.
7. Meeting all requirements of the approved use on review development plan.
8. 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: The applicant is proposing to develop a 20 lot detached single-family subdivision on a 20.08 acre tract at a density of 0.996 du/ac. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density of 1 du/ac at the May 13, 2004 meeting. The Knox County Commission approved the rezoning to PR on June 28, 2004 but only approved a density of 1 du/ac. When the property survey is completed and the final plat is submitted, the proposed subdivision must comply with the maximum density limitation.

Access to this property is via Choto Rd., a minor collector street. The required right-of-way for Choto Rd. at this location is 60'. The final plat for this subdivision will have to provide 30' to the centerline of Choto Rd. The required sight distance for the proposed entrance to the subdivision is 300'. To achieve that sight distance, the applicant will have to grade back a couple of banks within the public right-of-way subject to approval of Knox County Department of Engineering and Public Works. The subdivision will be served by a private street (joint permanent easement) with an entry gate. The gate will be located far enough off of Choto Rd. to allow a turnaround out of the public right-of-way.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed concept plan and has found the site to be generally suitable for subsurface sewage disposal systems (see attached letter). Following a more detailed analysis, a final determination will be made for each of the proposed lots, which may result in a relocation of lot lines or combination of lots.

MPC Action: Approved

MPC Meeting Date: 9/9/2004

Details of MPC action:

1. Meeting all applicable 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. Prior to final plat approval, performing the necessary grading and improvements within the Choto Road right-of-way (subject to approval of Knox County Department of Engineering and Public Works) to obtain the require 300' of sight distance in both directions along Choto Rd. at the proposed entrance to the subdivision and certifying on the final plat that the required sight distance exists.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.
7. Meeting all requirements of the approved use on review development plan.
8. 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 - 6 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 8 conditions:

Date of MPC Approval:

9/9/2004

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: