

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Greystone Court
Surveyor: LeMay & Associates
No. of Lots Proposed: 45 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance on Weatherstone Dr. at station 0+75, from 250' to 120'.
2. Horizontal curve variance on Weatherstone Dr. at station 3+34, from 250' to 125'.
3. Horizontal curve variance on Weatherstone Dr. at station 7+28, from 250' to 100'.
4. Horizontal curve variance on Weatherstone Dr. at station 11+78, from 250' to 100'.
5. Intersection grade variance on Weatherstone Dr. at Stone Tower Dr., from 1% to 1.67%.
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 - 5 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 8 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. Extending the 20' pavement width of Bruce Smith Rd. to the west side of Stone Tower Dr., with a taper back to the existing pavement, subject to meeting the requirements of Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream.
6. Placing a note on the final plat that all lots will have access from the internal street system only.
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 this 16.58 acre tract into 45 detached single-family lots at a density of 2.71 du/ac. This property which is zoned PR (Planned Residential) was approved for a density of 1-3 du/ac. Access to the site will be from Bruce Smith Rd. at a point where the pavement width is only 14.5'. When Lewisbrooke Subdivision was developed on the south side of Bruce Smith Rd., the road was repaved to a width of 20' from Choto Rd. to a point just west of Lewisbrooke Ln. The applicant will be required to extend the 20' pavement width to the west side of Stone Tower Dr., with a taper back to the existing pavement. A sight distance easement will be required along Bruce Smith Rd. across Lots 1 and 2 in order to maintain the required sight distance. All lots will have access only to the internal street system. Approval will be required from the Tennessee Department of Environment and Conservation for alteration of the blueline stream near the intersection of Choto Rd. and Bruce Smith Rd.
While sidewalks are not required for this subdivision, Staff is recommending that the applicant provide sidewalks on at least one side of all streets. The applicant has indicated that they are considering the installation of sidewalks and will provide that documentation as a part of the design plan phase of the subdivision.
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. Extending the 20' pavement width of Bruce Smith Rd. to the west side of Stone Tower Dr., with a taper back to the existing pavement, subject to meeting the requirements of Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blue-line stream.
6. Placing a note on the final plat that all lots will have access from the internal street system only.
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 - 5 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: 9/12/2002 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

<p>Legislative Body:</p> <p>Date of Legislative Action:</p> <p>Ordinance Number:</p> <p>Disposition of Case:</p> <p>If "Other":</p> <p>Amendments:</p> <p>Date of Legislative Appeal:</p>	<p>Date of Legislative Action, Second Reading:</p> <p>Other Ordinance Number References:</p> <p>Disposition of Case, Second Reading:</p> <p>If "Other":</p> <p>Amendments:</p> <p>Effective Date of Ordinance:</p>
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