

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rhodes Hill Subdivision

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 55 **No. of Lots Approved:** 55

Variances Requested:

1. Reverse curve tangent variance on Road A between Curve A-1 and Curve A-2 from 50' to 9.79'.
2. Vertical curve variance on Road A at STA 10+50 from 175' to 100'.
3. Vertical curve variance on Road A at STA 13+00 from 500' to 400'.
4. Vertical curve variance on Road B at STA 20+50 from 135' to 100'.
5. Vertical curve variance on Smoke Tree Road at STA 51+40 from 151.33' to 110'.
6. Vertical curve variance on Smoke Tree Road at STA 52+50 from 125' to 110'.
7. Vertical curve variance on Smoke Tree Road at STA 53+45 from 105' to 75'.
8. Maximum street grade variance on Smoke Tree Road from 12% to 15%.

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 1-8 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. 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. Adding a note to the concept plan that intersection grades up to 3% have been approved by the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Hill Rd. at the subdivision entrance.
6. Placing a note on the final plat that all lots with the exception of Lot 54 will have access only to the internal street system.
7. Placing a note on the final plat that Lot 1 shall have access only to the street identified as Road B.
8. Meeting all requirements of the approved use on review development plan.
9. 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 subdivide this 20.11 acre site into 55 detached single-family lots at a density of 2.73 du/ac. The Planning Commission recommended approval of a rezoning to PR (Planned residential) at a density of 1-3 du/ac on July 14, 2005 (7-E-05-RZ). The Knox County Commission approved the rezoning request on August 22, 2005.

The primary access to the site is Hill Rd., a minor collector street with a 20' pavement width within a 40' - 50' right of way. A secondary access is provided through a connection to Smoke Tree Rd., a local street with a 26' pavement width within a 50' right of way located in Overlook Estates Subdivision. When it was subdivided, Overlook Estates Subdivision included four stub out streets to adjoining property. Section 62-96 "Extension of Street" of the Minimum Subdivision Regulations encourages the extension of streets into adjacent property.

The applicant is requesting a reduction of the peripheral setback along the property boundary with Graybeal Crossing to the north (zoned PR) from 35' to 25'.

MPC Action: Approved as Modified

MPC Meeting Date: 9/8/2005

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. Adding a note to the concept plan that intersection grades up to 3% have been approved by the Knox County Department of Engineering and Public Works.
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8. Meeting all requirements of the approved use on review development plan.
9. 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.
10. (MPC Addition) Prior to design plan approval, submitting a revised concept plan to MPC and County Engineering Staff for approval, showing the removal of the proposed street connection to Smoke Tree Road in Overlook Estates Subdivision.

Summary of MPC action: APPROVE variances 1-8 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 10 conditions

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: