

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Village at Bell Meadows
Surveyor: Michael Brady, Inc.
No. of Lots Proposed: 36 **No. of Lots Approved: 36**
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): WITHDRAW the Concept Plan as requested by the applicant
Staff Recomm. (Full): The proposed development has been changed from a residential subdivision to condominium ownership with no individual lots, therefore, Concept Plan approval is not required.
Comments: This site was rezoned to TC (Town Center) on September 26, 2005. The rezoning approval included a concept plan for the multi-use development. Proposed uses within the development include retail, office, restaurants, a bank and other businesses within the core area and residential development in the peripheral area located to the south and west.

At this time the applicant is only requesting approval of a detached and attached unit residential development with 36 units on 9.98 acres. The development site is located within the southwestern peripheral area of the town center development. The proposed development plan has been revised from a residential subdivision with each dwelling unit being on an individual lot to a residential condominium development. The proposed access drive for the development will also serve as one of the two access drives that will eventually serve the commercial core area. This residential development is proposed as a gated community.

Staff has expressed concerns with the applicant on the design of the gated access into the development and the internal street and alley traffic flow. Staff still has concerns that the revised site plan has not adequately addressed the traffic flow issues. These issues include: 1) placement of the multiple intersections on the main entrance drive which includes the split gated entrance/exit (does not show access to proposed medical buildings to the west); 2) the design of the internal intersection from the gated entrance into the residential development; 3) providing adequate turning radii for the interior streets and alleys; and 4) the design of the future gated access (at street and alleys) located at the southeast corner of the site. In order to allow the development to move forward, Staff is recommending a condition that prior to making application for a grading or building permit, the applicant shall submit a revised development plan addressing Staff's street and access concerns. The revised plans must be approved by both Planning Commission and Knox County Department of Engineering and Public Works Staff before applications can be submitted for grading or building permits.

Due to the limited number of residential units that are being considered at this time, a traffic impact study is not being required. Future requests for the commercial development will require a traffic impact study.

While the development plan designates common use green space areas, it is Staff's position that as presently designed, these areas do not meet the intent of the ordinance for providing "public open space, including squares, plazas, greens and parks". One of the large designated areas is a proposed detention basin and a second large area has restricted access due to the steep grade of the slope into the site. Future phases of the town center development need to include more useable public open spaces and parks. This should include a redesign of the proposed square located in the center of the retail/business core.

A master signage plan is not being approved as a part of this development plan.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action: WITHDRAW the Concept Plan as requested by the applicant

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 9/14/2006

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: