

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shade Weaver Subdivision
Surveyor: Site, Inc.
No. of Lots Proposed: 92 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 200' at sta 15+50, 19+00 7 22+75 of Cobbler Ln.
2. Horizontal curve variance from 250' to 200' at sta.10+50 of Highland View Rd.
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 1-2 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 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 is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. The applicant widening Shade Weaver Rd. from Norris Freeway to Long Hollow Rd. to a minimum width of 20' . The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. The applicant widening Highland View Rd to minimum width of 20' from the northern boundary of the site to Shade Weaver Rd. This project is to include the relocation of Highland View Rd. as shown on the concept plan. This work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
7. Combining lots 5, 26 and 39 with the adjoining lots or designating them as common area
8. Place a note on the final plat that lots 1, 42-51, 63, 64 & 91 will have access from the internal street system only
9. 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
10. Meeting all requirements of the approved use on review development plan

Comments: The applicant has present a concept plan for 92 lots on this 37.13 acre site. Due to extensive grading and the location of the detention basins, three of the proposed lots will be unbuildable. The applicant will need to combine the unbuildable lots with the adjoining lots or designate them as common area. In either case a homeowners association will have to formed for the maintenance of the storm water facilities.

As part of the development of this site the intersection of Highland View Rd., Shade Weaver Rd. and Norris Freeway will be reworked. At present this is a dangerous three way intersection. The plan calls for relocating Highland View Rd., thereby separating it from Norris Freeway. This will result in a much safer entrance to this project as well as improve the access for all other residents in the area.

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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.48 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Copper Ridge Elementary, Halls Middle School and Halls High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The North County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.48 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.48 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 9/14/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-2 because the site's topography and location 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: 9/14/2006 **Date of Denial:** **Postponements:**

Date of Withdrawal: **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: