

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dogwood Oaks
Surveyor: Lynch Surveys, LLC
No. of Lots Proposed: 29 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection separation variance between the entrance and Dogwood Lane, from 125' to 112'.
2. Broken back curve tangent length variance on Road B from 150' to 104'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variance 1 & 2 due to topography and because 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 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. Place a note on the final plat that all lots will have access only to the internal street system.
4. Drainage retention being designed pursuant to Knox County's sinkhole policy.
5. Widening Dogwood Dr. to a standard acceptable to the Knox County Department of Engineering and Public Works, with a minimum pavement width of 18', along the front of this development and for 400' northwest toward Dogwood Manor Subdivision. Plans for the road widening are to be submitted at the Design Plan phase of the subdivision. The widening of Dogwood Dr. shall be done in conjunction with construction of the streets within this subdivision.
6. Providing an approval letter from East Tennessee Natural Gas for the street crossing their gas line.
7. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Dogwood Drive.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. 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 the subdivision of 10.952 acres into 29 single-family lots. Access to the site is from Dogwood Dr., a local street with a 15' pavement width. To improve access to the site, Staff is recommending that the applicant improve Dogwood Dr. by widening the street to a width of 18' along the front of the subdivision and for an additional 400' northwest toward Dogwood Manor Subdivision. The street improvements will have to meet standards acceptable to the Knox County Department of Engineering and Public Works. The entrance has been located at a point to maximize the sight distance in both directions along Dogwood Dr. The required sight distance will have to be certified prior to final plat approval. The subdivision has been designed to minimize the impact on the natural gas line that crosses the property in the northeast quadrant. The applicant will have to obtain approval from East Tennessee Natural Gas for crossing the gas line with one of the subdivision streets. The drainage design for the subdivision will have to include drainage retention in compliance with the County's sinkhole policy since a large sinkhole is located just downstream from the development. Once the grading plan is submitted at the Design Plan phase, the lots located on the western side of Road B will have to be re-evaluated to determine if adequate building sites exist on each lot due to the steeper slope.

MPC Action: Approved **MPC Meeting Date:** 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1 & 2 due to topography and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 8/9/2001

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: