

Memo

To: File

From: Mike Reynolds, Senior Planner

cc:

Date: July 11, 2017

Re: The Woods at Choto (7-SB-17-C, 7-D-17-UR)

MPC and Knox County Engineering and Public Works (EPW) staff are recommending a sidewalk be installed along the Choto Rd. frontage by the developer of The Woods at Choto subdivision as a condition of Concept Plan (7-SB-17-C) and Use on Review (7-D-17-UR). There is a stream that runs through a culvert under Choto Rd. on the north side of the Road "A" intersection. This culvert requires an extension in order to accommodate the sidewalk installation. This will allow the neighborhood residents to walk to the nearby neighborhood commercial center at the corner of Northshore Dr. and Choto Rd. and for future extension of the sidewalk system to the south if adjacent properties are similarly developed.

Because of the cost of installing the culvert extension far exceeds the cost of the typical sidewalk installation Knox County Engineering and Public Works has recommended the following cost sharing arrangement.

Developer Responsibility

1. Developer's engineer designs the culvert extension to TDOT LRFD structural standards, with all review completed to the satisfaction of Knox County EPW.
2. Developer's engineer obtains any permits and associated fees, including ARAP in Knox County's name.
3. Developer acquires any necessary right of way or drainage easements for the extension.
4. Developer's engineer assists in utility coordination.
5. Developer's engineer provides necessary traffic control plans to Knox County's satisfaction.
6. Developer to construction sidewalk per the approved Concept Plan (7-SB-17-C) and Use on Review (7-D-17-UR), and the requirements Knox County Engineering and Public Works.

Knox County EPW Responsibility

1. Once items 1-5 above are completed, Knox County will construct the culvert as specified. Developer will then complete sidewalk construction as noted in item 6 above.