

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



**File Number:** 1-SB-19-C                      **Related File Number:** 1-E-19-UR  
**Application Filed:** 11/26/2018              **Date of Revision:**  
**Applicant:** KNOXVILLE INVESTMENT PARTNERS, LLC

### PROPERTY INFORMATION

**General Location:** West side of E. Governor John Sevier Hwy, north and south sides of Garden Cress Trl.  
**Other Parcel Info.:**  
**Tax ID Number:** 83 D D 014-022, 047-094                      **Jurisdiction:** County  
**Size of Tract:** 11.14 acres  
**Accessibility:** Access is via E. Governor John Sevier Hwy. a three lane minor arterial street within 110' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Attached & detached residential  
**Surrounding Land Use:** The surrounding property is zoned A (Agricultural) and F-1 (Floodway). Development in the surrounding area consists of large lot detached single family dwellings. The Holston River forms the northwestern boundary of the site.  
**Proposed Use:** Detached residential subdivision                      **Density:** 4.94 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Re-subdivision of The Cottages at Governors Landing

No. of Lots Proposed: 55                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
  5. Placing the "Special Note" as presented on this Concept Plan on the Final Plat.
  6. Review and approval of each building permit for dwellings located on lots identified in the Special Note by Knox County Dept. of Engineering and Public Works.
  7. Installation of turn lane striping on Garden Cress Trail at the intersection with E. Governor John Sevier Hwy.
  8. Meeting all applicable requirements Tennessee Department of Transportation, including but not limited to repairing the right turn lane on Gov. John Sevier Hwy to match the elevation of the new pavement on the roadway.

Comments: This proposal is to resubdivide 57 existing lots for attached and detached dwellings, into 55 lots for detached dwellings. There will also be 10 joint permanent easements eliminated since they are no longer needed for access. The existing lots in the subdivision that are not part of this Concept Plan and Use-on-Review are not being modified. In addition, the roads were previously approved and are not being modified. The section of Willow Bluff Circle that has not been installed, north of Garden Cress Trail, will be installed per the previous Concept Plan approval.

There are two depressions on the recorded plat for the subdivision which were identified and discussed in length during the original approval for this site; one is small and located on the north side of Garden Cress Trail and the other is much larger and encompasses the majority of the northeast portion of the development. When the Final Plat was approved, there was a note added that stated the lots touched by the shading of the depressions are required to have engineered foundations, and field observed and monitored during construction. The note also states that according to geotechnical data collected on the site, there does not appear to be an elevated risk of sinkhole activity.

The Concept Plan being reviewed for approval only shows the small depression and the required 50' buffer located on lots 225-228. The large depression is not shown but the "Special Note" on this Concept Plan is a modified version of the previous note and states that the new lots that would have been touched by the previously recorded depression require an engineered foundation and geological exploration and compaction testing, and the footings must be inspected by a qualified engineer before pouring concrete footings and slabs. The impacted lots are listed in the Special Note. The reason for this change is the engineering evaluations and geotechnical investigation found that the large depression area appears to have been at last partly man-made from the construction of the roadway embankment for Gov. John Sevier Hwy, and does not appear to have an elevated risk for sinkhole development. There is, however, a large sinkhole on the opposite side of Gov. John Sevier Hwy that is shown in historic and current topographic maps. There is a stream that drains into this sinkhole before resurfacing south of the subject site and flowing into the river. In addition, the geotechnical study performed in 2008 by GEOServices, LLC did not find evidence of sinkholes on the subject site and

states there is low risk of sinkhole activity, while acknowledging that there is inherent risk with building on any site underlain with carbonate rock. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for dwellings located on a lot identified by the Special Note.

**Action:** Approved **Meeting Date:** 2/14/2019

**Details of Action:**

**Summary of Action:** APPROVE the Concept Plan subject to 8 conditions.

**Date of Approval:** 2/14/2019 **Date of Denial:** **Postponements:** 1/10/2019

**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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**