

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 10-SA-10-C                      **Related File Number:**  
**Application Filed:** 8/30/2010              **Date of Revision:**  
**Applicant:** ATLAS TRI-STATE SPE, LLC

### PROPERTY INFORMATION

**General Location:** North side of Bishop Knoll Ln, northeast side of Bishop Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 47 G N 02105                      **Jurisdiction:** County  
**Size of Tract:** 1.83 acres  
**Accessibility:** Access is via Bishop Rd., a major collector street with a 20' pavement width within a 50' right-of-way, and Bishop Knoll Ln., a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential)  
South: Residences / PR (Planned Residential)  
East: Vacant land / PR (Planned Residential)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Attached Residential Subdivision                      **Density:** 7.65 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned 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: Bishop Ridge  
No. of Lots Proposed: 14 No. of Lots Approved: 14  
Variances Requested: NA  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko  
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 6 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  3. Identifying on the final plat, the sinkhole/closed contour area and a 50' building setback from the upper closed contour in the area of Lots 9-14. Include a notation that construction within the 50' building setback area may be permitted subject to approval by the Knox County Department of Engineering and Public Works. A geotechnical firm shall be retained by the applicant through the design and construction of the units on lots 10 - 13.
  4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes/closed contour areas.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Placing a note on the final plat that all lots will have access only to the internal street system.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: This property which was rezoned to PR (Planned Residential) at a density of up to 5 du/ac in 2007 was subdivided into 27 attached residential lots at a density of 4.58 du/ac in January 2008. The property has been resubdivided three times since the original final plat was recorded. Since the original concept plan has expired, the applicant has submitted a new concept plan for 14 lots on the remaining 1.83 acres of the subdivision. While the site specific density for phase two of the subdivision is 7.65 du/ac, the overall density for the subdivision still remains at 4.58 du/ac.

There is a portion of a sinkhole/closed contour area located on the property in the area of lots 9 - 13. The sinkhole/closed contour area has a 50' building setback from the top of the closed contour designated on the plan. A geotechnical study (conducted by a registered engineer) had been submitted previously that identified the setback area as being suitable for building sites for the proposed attached residential units. The Knox County Department of Engineering and Public Works had reviewed and approved the study subject to the condition that a geotechnical firm be retained by the applicant through the design and construction of the units on lots 10 - 13.

Action: Approved Meeting Date: 10/14/2010

Details of Action:

Summary of Action: APPROVE the concept plan subject to 6 conditions

Date of Approval: 10/14/2010 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:**