

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SC-03-C **Related File Number:**
Application Filed: 9/8/2003 **Date of Revision:**
Applicant: GLEN WHITAKER
Owner: RALPH BURKHART

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Craig Rd., north side of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 121 O C 9 & 10 **Jurisdiction:** City
Size of Tract: 6.46 acres
Accessibility: Access is via Craig Rd., a local street with a pavement width of 22' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling and vacant land
Surrounding Land Use: Zoning in the area consists of R-1, RP-1 and RB residential. Development consists of detached single family dwellings and attached condominiums.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Colonial Forest
Surveyor: LeMay & Associates
No. of Lots Proposed: 13 **No. of Lots Approved:** 0
Variations Requested:
1. Grade at intersection of Craig Rd. at Colonial Forest from 1% to 2%.
2. Vertical curve variance from 86.4' to 50' at sta. 1+58 of Colonial Forest.
3. Variance of tangent length between reverse curves from 50' to 25' at sta. 1+83 of Colonial Forest.
4. Variance of tangent length between broken back curves from 150' to 28.6' at sta. 3+05 of Colonial Forest.
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- 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
4. 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 staff.
5. Place a note on the final plat that all structures have to be located at least 50' from the top of any closed contour area on this site. All lots that do not have a building site due to the 50' buffer must be combined with the adjoining buildable lots. (See comments section for exception).
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knoxville (Ord. O-280-90).

Comments: There are two closed contour areas on the site. The applicant intends to partially fill the depressions if permitted to do so by the Tenn. Dept. of Environment and Conservation. All structures will have to be at least 50' from the prefilled boundary of these closed contour areas. The required 50' buffer setback will make lots 1- 2 and 6 - 9 unbuildable. To be able to build within this 50' buffer area, a geotechnical study must be prepared by the applicant's engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study must be reviewed and approved by the Knoxville City Engineer prior to the approval of the final plat.

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 all utilities are in place to serve this site.
2. The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single family subdivision meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville West Sector permits LDR (Low Density Residential) development to occur on this

site. Development of this site as proposed conforms to the Sector plan.

MPC Action:

Approved as Modified

MPC Meeting Date: 10/9/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
4. 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 staff.
5. Place a note on the final plat that all structures have to be located at least 50' from the top of any closed contour area on this site. All lots that do not have a building site due to the 50' buffer must be combined with the adjoining buildable lots. (See comments section for exception).
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knoxville (Ord. O-280-90).

Summary of MPC action:

APPROVE variances 1, 3 & 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. Deny Variance 2.

APPROVE the concept plan subject to 6 conditions

Date of MPC Approval:

10/9/2003

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: