# CASE SUMMARY

### APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 11-SC-06-C Related File Number:

**Application Filed:** 10/2/2006 **Date of Revision:** 

Applicant: HABITAT FOR HUMANITY, INC.

Owner: KNOXVILLE HABITAT FOR HUMANITY, INC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

**General Location:** Southeast side of Rising Rd., northwest side of E Dr.

Other Parcel Info.:

Tax ID Number: 60 D C 006 Jurisdiction: County

Size of Tract: 1.89 acres

Access is via Rising Rd. a local street with a 19' pavement width within a 45' right-of-way and E Dr., a

local street with a 14' pavement width within a 25' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Residence / CA (General Business)

South: Residences (October Woods) / RB (General Residential)

East: Residences / RB (General Residential)

West: Residences (October Woods) / RB (General Residential)

Proposed Use: Detached residential subdivision Density: 3.17 du/ac

Sector Plan: Northeast 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: RB (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

**Extension of Zone:** 

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: October Woods

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: None

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 for 6 lots subject to 7 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 Department of Engineering and Public Works.

3. Designating the sinkhole/depression and 50' buffer on the final plat. Since Lots 37 and 41 have questionable building areas outside of the 50' buffer, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knox County Department of Engineering and Public Works for consideration and approval prior to an application being submitted for the final plat. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkhole/depression.

5. Certification on the final plat by the applicant's surveyor that the proposed access drive serving Lots 36-38 has at least 300' of sight distance in both directions along Rising Rd. The plat shall also note that lots 36-38 shall only have access through the shared access driveway.

6. Placing a note on the final plat that Lot 39 shall have access only to E Dr.

7. 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.

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

Comments:

On October 14, 2004, the Planning Commission approved a concept plan for a 36 lot subdivision within the RB (General Residential) zoning district. The applicant, Knoxville Habitat for Humanity, Inc. is now proposing to subdivide Lot 36 which is approximately 1.89 acres into 6 lots for detached dwellings. This will complete the subdivision of this site. There will be one access driveway onto Rising Rd. that will serve lots 36-38. Lot 39 which is a corner lot will have access only to E. Dr. The applicant's surveyor will be required to certify on the final plat that the proposed access drive serving Lots 36-38 has at least 300' of sight distance in both directions along Rising Rd.

There is a sinkhole/depression located on the property that extends into Lots 36, 37, 40 and 41. Since Lots 37 and 41 have questionable building areas outside of the 50' buffer, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knox County Department of Engineering and Public Works for consideration and approval prior to an application being submitted for the final plat. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.

MPC Action: Approved MPC Meeting Date: 11/9/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE the Concept Plan for 6 lots subject to 7 conditions:

Date of MPC Approval: 11/9/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

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# LEGISLATIVE ACTION AND DISPOSITION

**Disposition of Case, Second Reading:** 

 Legislative Body:
 Knox County Chancery Court

 Date of Legislative Action:
 Date of Legislative Action, Second Reading:

 Ordinance Number:
 Other Ordinance Number References:

If "Other": If "Other":

**Disposition of Case:** 

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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