CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	2-SB-07-C	Related File Number:	2-B-07-UR
Application Filed:	12/28/2006	Date of Revision:	
Applicant:	TOM LEACH		
Owner:	TOM LEACH		

PROPERTY INFORMATION

General Location:	Northeast side of Bishop Rd., southeast of North Meadow Blvd.		
Other Parcel Info.:			
Tax ID Number:	47 72	Jurisdiction:	County
Size of Tract:	5.9 acres		
Accessibility:	Access is via Bishop Rd., a major collector street with a 20' pay	vement width wit	hin a 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and horse	farm	
Surrounding Land Use:	North: Residences / RA (Low Density Residential) South: Residences / A (Agricultural), RA (Low Density Residential) & PR (Planned Residential) East: Vacant land / A (Agricultural) West: Residences / A (Agricultural) & RA (Low Density Residential		
Proposed Use:	Attached residential s	subdivision	Density: 4.58 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) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Bishop Ridge		
Surveyor:	Ferowich		
No. of Lots Proposed:	27	No. of Lots Approved:	27
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 subject to 9 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Identifying the sinkholes/closed contour areas and a 50' setback from the upper closed contour on the final plat and including the notation that construction within those areas may be permitted subject to approval by the Knox County Department of Engineering and Public Works. 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. Approval of the drainage plan and use of the sinkholes/closed contour areas is subject to the following a.) the applicant obtaining a BZA variance to section 3.5-32(b) of the Stormwater Ordinance requiring an easement 5-ft horizontally outside the highest closed contour; b.) retention of the 100-yr predevelopment water volume that went to the closed contour; c.) after retention requirement is met, maximum release rates to be based on only the area that did not drain to the closed contours; d.) no rise in the water surface elevation for the closed contour in North Meadows; and e.) retention of a geotechnical firm through design and construction of the units within 50-ft of the rim of the closed contours. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all lots will have access only to the internal street system. Meeting all requirements of the approved use-on-review development plan. 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.
Comments:	The applicant is proposing to subdivide this 5.9 acre tract into 27 attached residential lots at a density of 4.58 du/ac. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on January 11, 2007 (1-K-07-RZ). The request will be considered by the Knox County Commission on February 26, 2007. There are three sinkholes/closed contour areas located on the property with two of them extending onto adjoining property. The sinkholes/closed contour areas and a 50' building setback from the top of the closed contour shall be designated on the final plat. The applicant has submitted a geotechnical study conducted by a registered engineer that identifies these areas as being suitable for building sites for the proposed attached residential units. The Knox County Department of Engineering and Public Works has reviewed the study. Due to the potential impact of drainage in the area of the sinkholes/closed contours, Knox County Engineering Staff has requested that the drainage study be provided at the concept plan stage of the subdivision. The County has received and reviewed the drainage study. The Knox County Engineering Staff can support the revised concept and drainage plan subject to the following conditions: a.) the applicant obtaining a BZA variance to section 3.5-32(b) of the Stormwater Ordinance requiring an easement 5-ft horizontally outside the highest closed contour; c.) after retention requirement is met, maximum release rates to be based on only the area that idd not drain to the closed contour; d.) no rise in the water surface elevation for the closed contour in North Meadows; and e.) retention of a geotechnical firm through design and construction of the units within 50-ft of the rim of the closed contours.

MPC Action:	Approved		MPC Meeting Date: 2/8/2007
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Identifying the sinkholes/closed contour areas and a 50' setback from the upper closed contour on the final plat and including the notation that construction within those areas may be permitted subject to approval by the Knox County Department of Engineering and Public Works. 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. Approval of the drainage plan and use of the sinkholes/closed contour areas is subject to the following a.) the applicant obtaining a BZA variance to section 3.5-32(b) of the Stormwater Ordinance requiring an easement 5-ft horizontally outside the highest closed contour; b.) retention of the 100-yr predevelopment water volume that went to the closed contour; c.) after retention requirement is met, maximum release rates to be based on only the area that did not drain to the closed contours; d.) no rise in the water surface elevation for the closed contour in North Meadows; and e.) retention of a geotechnical firm through design and construction of the units within 50-ft of the rim of the closed contours. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all lots will have access only to the internal street system. Meeting all requirements of the approved use-on-review development plan. A final plat application based on this concept plan will not be accepted for review by the MPC until 		
Summary of MPC action:	APPROVE the concept plan subject to 9 conditions		
Date of MPC Approval:	2/8/2007	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:
	LEGISLA	TIVE ACTION AND DISPOSI	TION
Legislative Body:	Knox County Chanc	ery 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: