

Requested Plan Category:

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):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. 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.
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. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use-on-review development plan.
9. 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; 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.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. 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.
 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. 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.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Placing a note on the final plat that all lots will have access only to the internal street system.
 8. Meeting all requirements of the approved use-on-review development plan.
 9. 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.

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?:**

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: