CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SF-03-C Related File Number: 2-I-03-UR

Application Filed: 1/13/2003 Date of Revision:

Applicant: HUBER PROPERTIES

Owner: HUBER PROPERTIES, LLC JOHN HUBER



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: East side of Foote Mineral Ln., northeast of Bakertown Rd.

Other Parcel Info.:

Tax ID Number: 92 65 Jurisdiction: City

Size of Tract: 8.9 acres

Access is via Foote Mineral Ln., a local street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence

Surrounding Land Use: North: Single-family residences / A-1 (General Agricultural) & R-1 (Single Family Residential)

South: Single-family residences / A-1 (General Agricultural) & RP-1 (Planned Residential)

East: Single-family residences / R-1 (Single Family Residential)

West: Vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 4.38 du/ac

Sector Plan: Northwest County 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: RP-1 (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:34 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: **Huber Properties on Foote Mineral Lane**

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: No. of Lots Approved: 39

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 11 conditions:

Staff Recomm. (Full): 1. Approval of the One Year Plan amendment to LDR (Low Density Residential) and rezoning of this site to RP-1 (Planned Residential) at an appropriate density by the Knoxville City Council.

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
- 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knoxville Department of Engineering. An engineered footing is required for any structures within the 50' sinkhole buffer.
- 6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration or drainage discharge into sinkholes.
- 7. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Foote Mineral Ln. at the proposed entrance.
- 8. At final plat approval, record a line of sight easement across Lots 22 and 23 in order to provide the needed sight distance for the curve in Road B.
- 9. Place a note on the final plat that Lots 1, 37 and 39 will have access only to the internal street system.
- 10. Meeting all requirements of the approved use on review development plan.
- 11. 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.

The applicant proposes to subdivide this 8.9 acre site into 39 lots at a density of 4.38 du/ac. On Comments:

February 4, 2003, Knoxville City Council approved on First Reading, the One Year Plan amendment to LDR (Low Density Residential) and rezoning of this site to RP-1 (Planned Residential) at a density of 1

to 5.99 du/ac.

There is a small sinkhole located near the entrance of the subdivision on Lot 1. A second potential sinkhole area is located at the southeast corner of the site in the area of Lots 12 - 14. This larger area may not be a sinkhole but the result of a street crossing on the downstream end. A determination as to whether these features are sinkholes will have to be made by the Tennessee Department of Environment and Conservation. The final lot configuration may have to change to allow for a 50' building setback from the top of any sinkholes (closed contour area). An option would be to have a geotechnical study conducted by a registered engineer that would identify that building within the 50' sinkhole buffer is acceptable, and the study is approved by the Knoxville Department of Engineering. An engineered footing is required for any structures within the 50' sinkhole buffer.

MPC Action: Approved MPC Meeting Date: 2/13/2003

> 1. Approval of the One Year Plan amendment to LDR (Low Density Residential) and rezoning of this site to RP-1 (Planned Residential) at an appropriate density by the Knoxville City Council.

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Provision of street names which are consistent with the Uniform Street Naming and Addressing

1/31/2007 12:34 PM

Details of MPC action:

System within Knox County (City Ord. 0-280-90).

- 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knoxville Department of Engineering. An engineered footing is required for any structures within the 50' sinkhole buffer.
- 6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration or drainage discharge into sinkholes.
- 7. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Foote Mineral Ln. at the proposed entrance.
- 8. At final plat approval, record a line of sight easement across Lots 22 and 23 in order to provide the needed sight distance for the curve in Road B.

Effective Date of Ordinance:

9. Place a note on the final plat that Lots 1, 37 and 39 will have access only to the internal street system.

	 10. Meeting all requirements of the approved use on review development plan. 11. 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 11 conditions:			
Date of MPC Approval:	2/13/2003	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Date of Legislative Action:	e of Legislative Action:		Date of Legislative Action, Second Reading:	
Ordinance Number:	Other Ordinance Number References:			
Disposition of Case:		Disposition of Case, S	n of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments:		

Date of Legislative Appeal:

1/31/2007 12:34 PM Page 3 of 3