

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Huber Properties on Foote Mineral Lane
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 39 **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.

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

Details of MPC action:

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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:

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: