

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SH-07-C **Related File Number:** 2-H-07-UR
Application Filed: 1/2/2007 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner: EAGLE BEND REALTY

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Bob Kirby Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 116 & 116.02 **Jurisdiction:** County
Size of Tract: 10.09 acres
Accessibility: Access is via Bob Kirby Rd., a minor collector street with 21' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Residences / A (Agricultural)
East: Residences / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 4.46 du/ac
Sector Plan: Northwest 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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hampton Court

Surveyor: Sullivan

No. of Lots Proposed: 45 No. of Lots Approved: 0

Variances Requested: 1. Intersection spacing variance from the proposed entrance to Cortez Drive, from 300' to 130'.
2. Intersection spacing variance from the proposed entrance to Tallahassee Drive, from 300' to 280'.

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 variances 1 and 2 because the property's location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the plat in the area of Lot 27. 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 Knox County Department of Engineering and Public Works. Construction is not permitted within the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer. If a determination is made by the Tennessee Department of Environment and Conservation that this feature is not a sinkhole, this condition would not apply.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Obtaining off-site drainage easements for the outfall from the detention basin as determined by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Certification on the final plat by the applicant's surveyor that there is at a minimum, 300 feet of sight distance in both directions along Bob Kirby Rd.
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 10.09 acre tract into 45 detached residential lots at a density of 4.46 du/ac. The majority of this property (Parcel 116) was rezoned to PR (Planned Residential) at a density of up to 4.5 du/ac by Knox County Commission on May 23, 2005. (3-K-05-RZ). Tax Parcel 116.02 was rezoned to PR (Planned Residential) at a density of up to 4.5 du/ac by Knox County Commission on January 22, 2007 (12-T-06-RZ).

There is a hatched contour area designated on the KGIS database in the area of proposed Lots 12 and 13. The sinkhole and 50' building setback from the top of the sinkhole (closed contour area) shall be designated on the final plat. All lots in the area of the sinkhole must have a suitable building area outside of the setback 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 Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer. If a determination is made by the Tennessee Department of Environment and Conservation that this feature is not a sinkhole, this condition would not apply.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
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Summary of MPC action: APPROVE variances 1 and 2 because the property's location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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: