# CASE SUMMARY

### APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	3-SE-06-C
Application Filed:	2/6/2006
Applicant:	GLEN WHITAKER
Owner:	GLEN WHITAKER

#### PROPERTY INFORMATION

General Location:	North side of S. Northshore Dr., east side of Craig Rd.		
Other Parcel Info.:			
Tax ID Number:	121 O C 009 & 010	Jurisdiction:	City
Size of Tract:	6.09 acres		
Accessibility:	Access is via Craig Rd., a local street with a pavement width	of 22' within a 40'	right-of-way.
GENERAL LAND USE INFORMATION			
Existing Land Use:	One dwelling and vacant land		

**Related File Number:** 

Date of Revision:

Surrounding Land Use:	Zoning in the area consists of R-1, RP-1 and RB residential. family dwellings and attached condominiums.		Development consists of detached single
Proposed Use:	Detached single family subdivision		Density:
Sector Plan:	West City	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: R-1 (Single Family Residential)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

# PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Colonial Forest		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	12	No. of Lots Approved:	0
Variances Requested:	None		
S/D Name Change:			

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the Concept Plan subject to 7 conditions
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Dept. of Engineering.</li> <li>Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.</li> <li>Providing a note that the Knoxville Engineering Dept. has approved the 2% grade at the intersection of Colonial Forest Ln. and Craig Rd</li> <li>Place a note on the plat that all lots excluding lots 10 and 11 will be accessed by the internal street system only</li> <li>Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.</li> <li>Submitting a geotechnical report prepared by a registered engineer to the Knoxville Department of Engineering to determine soil stability in the 50' setback area around the sinkholes/depressions on the site. The report must be reviewed and approved by the City prior to final plat approval. Engineered footings may be required for these areas. No building is allowed inside the hatchered contour of the sinkholes. Fill material may be placed within the hatched contour areas only with the permission of the TennDept. of Environment and Conservation and the Knoxville City Engineer.</li> <li>A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to staff.</li> </ol>
Comments:	There are two closed contour areas on the site. The applicant intends to partially fill the depressions if permitted to do so by the Tenn. Dept. of Environment and Conservation. All structures will have to be at least 50' from the prefilled boundary of these closed contour areas. The required 50' buffer setback will make lots 1- 2 and 6 - 9 unbuildable. To be able to build within this 50' buffer area, a geotechnical study must be prepared by the applicant's engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study must be reviewed and approved by the Knoxville City Engineer prior to the approval of the final plat. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	<ol> <li>The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.</li> <li>The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE
	<ol> <li>The proposed detached single family subdivision meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.</li> <li>The proposed subdivision is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville West Sector permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:			
Date of MPC Approval:	3/9/2006	Date of Denial:	Postponements:
Summary of MPC action:	APPROVE the Concept Plan subject to 7 conditions		
Details of MPC action:			
MPC Action:	Approved		MPC Meeting Date: 3/9/2006

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
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: