

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):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Providing a note that the Knoxville Engineering Dept. has approved the 2% grade at the intersection of Colonial Forest Ln. and Craig Rd..
4. Place a note on the plat that all lots excluding lots 10 and 11 will be accessed by the internal street system only
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. 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 hatched contour of the sinkholes. Fill material may be placed within the hatched contour areas only with the permission of the Tenn. Dept. of Environment and Conservation and the Knoxville City Engineer.
7. 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.

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

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. 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.
- 2. 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.

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.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 3/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

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: