CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	4-SC-11-C
Application Filed:	2/28/2011
Applicant:	M & M PARTNERS

PROPERTY INFORMATION

General Location:	Northeast side of N. Campbell Station Rd., east end of Ridgeland Dr.	
Other Parcel Info.:		
Tax ID Number:	130 61.02	Jurisdiction: County
Size of Tract:	5.44 acres	
Accessibility:	Access is via Ridgeland Dr., a local street with a 26' pavement width within a 50' right-of-way.	

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Subdivision under co	nstruction	
Surrounding Land Use:	North: Residences and vacant land / A (Agricultural) South: Residences / A (Agricultural), PR (Planned Residential) & Town of Farragut East: Vacant land / A (Agricultural) West: Phase 1 of Subdivision / PR (Planned Residential)		
Proposed Use:	Attached and Detach	ed Residential Subdivision	Density: 2.39 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Outside 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: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)		
Subdivision Name:	Campbell Station Villas - Phase 2	
No. of Lots Proposed:	13 No. of Lots Approved: 13	
Variances Requested:	 Horizontal curve variance on Ridgeland Dr. at STA 4+50, from 250' to 125'. Right-of-way dedication variance from the centerline of N. Campbell Station Rd., from 50' to 30'. 	
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 & 2 because the site's topography and natural features restrict compliance with the Subdivision Regulations.	
	APPROVE the concept plan subject to 4 conditions	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. 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. Building construction is not permitted within the hachured contour area of the sinkhole or 5' sinkhole easement. Engineered footings may be required for any structures within the 50' sinkhole buffer. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 	
Comments:	The applicant has submitted a revised concept plan for the second phase of Campbell Station Villas subdivision with a total of 13 lots on 5.44 acres at a density of 2.39 du/ac. The revised concept plan retains the same street layout and includes minor changes in the mix of attached (6 lots) and detached (7 lots) residential lots with the elimination of one lot in this area. The original concept plan approved for this subdivision expires in May of this year. Due to the location of sinkholes on the property, a geotechnical study prepared by a registered engineer is required to determine if building construction is acceptable within the 50' sinkhole buffer areas.	
Action:	Approved Meeting Date: 4/14/2011	
Details of Action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. 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. Building construction is not permitted within the hatchered contour area of the sinkhole or 5' sinkhole easement. Engineered footings may be required for any structures within the 50' sinkhole buffer. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 	
Summary of Action:	APPROVE variances 1 & 2 because the site's topography and natural features restrict compliance with the Subdivision Regulations. APPROVE the concept plan subject to 4 conditions	
Date of Approval:	4/14/2011Date 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: