

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wood Creek South
Surveyor: The Campbell Co.
No. of Lots Proposed: 201 No. of Lots Approved: 201
Variances Requested: NA
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. Connection to sanitary sewer and meeting any other relevant requirements 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 (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 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. No building is allowed within 5' of and inside the hatched contours of the sinkholes. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to obtaining Design Plan approval and commencing any grading for any unit of the subdivision that will require the crossing of the gas line, providing written confirmation from East Tennessee Natural Gas Company that they have reviewed and approved the grading and street design plans for this project.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Prior to obtaining a grading permit or design plan approval and commencing with any site alterations, the applicant shall hire a professional archaeologist to conduct the appropriate literature search and site testing to determine the extent of grave sites at the cemetery located between lots 153 and 154. The results of the survey shall be submitted to Planning Commission and County Engineering Staff for approval prior to beginning any site alterations. If the limits of the grave sites extend beyond the area shown on the concept plan, the lots and streets shall be adjusted to reflect the limits of the cemetery. The boundary of the cemetery shall be defined by concrete monuments.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage 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 is proposing to subdivide this 52 acre tract into a detached single-family subdivision with 201 lots at a proposed density of 3.87 du/ac. The proposed subdivision will have two access streets from Tipton Station Rd., a two lane major collector street.

The Planning Commission recommended approval of a rezoning request (1-AA-06-RZ) to PR (Planned Residential) at a density of up to 4 du/ac. on February 9, 2006. The request was approved by the Knox County Commission on March 27, 2006.

With a proposed 201 lots, a traffic impact study is required for the subdivision. The traffic impact study determined that turn lanes are not warranted at the two proposed entrances to the subdivision and the sight distance at both entrances will exceed the minimum requirements of the Subdivision Regulations.

Since the property is within the parental responsibility zone for the Knox County Schools system, sidewalks will be provided within the subdivision meeting ADA requirements that will allow for a connection to the existing sidewalk on Tipton Station Rd. A recreational amenity area that is to include a clubhouse and pool is also being provided.

There is a small cemetery located on the north side of Road B between Lots 153 and 154 that is designated on the concept plan as being within a common area. Staff is recommending as a condition of approval that the applicant hire an archaeologist to survey the cemetery site and surrounding area to determine the limits of the cemetery. If the actual cemetery extends beyond the area designated on the concept plan, the lot lines and streets will have to be adjusted to reflect the limits of the cemetery. The boundary of the cemetery shall be defined by concrete monuments.

MPC Action:

Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

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4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of MPC action:

APPROVE the Concept Plan subject to 11 conditions:

Date of MPC Approval:

7/13/2006

Date of Denial:

Postponements:

4/13/2006-6/8/2006

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: