

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woodbury
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 34 **No. of Lots Approved:** 34
Variances Requested: 1. Vertical curve variance on Sheretz Dr. at station 3+40, from 379.5' to 285'.
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 variance 1 because the site's topography and access location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 of the Knox County Department of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and common area.
6. Meeting all requirements of the approved use on review development plan.
7. 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 9.08 acre tract into 33 attached single-family lots and one detached single-family lot at a density of 3.74 du/ac. This property was rezoned to PR (Planned Residential) at a density of 1 - 4.5 du/ac by County Commission on May 23, 2005. (3-K-05-RZ). The Planning Commission recommended approval of the rezoning request on April 14, 2005. Although the property has frontage on Bob Kirby Rd., the sight distance is not adequate for access to the proposed development. Access to the site is via an extension of Sheretz Dr. that will require a re-alignment of the street through an existing lot (Lot 3, Block C) within Rennboro Subdivision. With the alteration to Lot 3, the lot will still remain as a building lot with a land area of 13,344 square feet.

There is a hatched contour area designated on the KGIS database in the area of proposed Lot 27. 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: Denied **MPC Meeting Date:** 7/14/2005

Details of MPC action:

Summary of MPC action: Deny

Date of MPC Approval:

Date of Denial: 7/14/2005

Postponements: 6/9/2005

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: