CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SA-05-C Related File Number: 6-C-05-UR

Application Filed: 5/9/2005 **Date of Revision:**

Applicant: WOODBURY, LLC

Owner: WOODBURY, LLC



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: East end of Sheretz Dr., west side of Bob Kirby Rd., north of Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 118 116 & 118FB005 Jurisdiction: County

Size of Tract: 9.08 acres

Accessibility: Access is via Sheretz Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / PR (Planned Residential) & A (Agricultural)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural) & RA (Low Density Residential) West: Residences / RA (Low Density Residential) & A (Agricultural)

Proposed Use: Attached and detached single-family subdivision Density: 3.74 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

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) & RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 hatchered 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.

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 hatchered 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:

Comments:

Summary of MPC action: Deny

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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:

Effective Date of Ordinance:

Date of Legislative Appeal:

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