

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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File Number: 6-SL-01-C                      Related File Number: 6-X-01-UR  
Application Filed: 5/14/2001              Date of Revision:  
Applicant: SENTINEL BUILDERS, INC.  
Owner: GARY DUNCAN

## PROPERTY INFORMATION

General Location: East side Loop Rd., east of Olive Rd.  
Other Parcel Info.:  
Tax ID Number: 143 O B 14                      Jurisdiction: County  
Size of Tract: 2.43 acres  
Accessibility: Access is via Loop Rd., a collector street with a pavement width of 16' to 17' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use: Property in the area is zoned RA and PR residential. Development consists of single family dwellings. A church is located across the street from a portion of the site.  
Proposed Use: Duplex development                      Density:  
Sector Plan: Southwest County              Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area - Farragut  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Sentinel Builders on Loop Rd.  
**Surveyor:** Hinds  
**No. of Lots Proposed:** 7                    **No. of Lots Approved:** 7  
**Variances Requested:** 1. Right-of-way dedication from 30' to 25' on Loop Rd.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** APPROVE variance 1 due to Knox County Engineering Dept. determination the additional right-of-way is not needed

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 Dept.  
2. Elimination of building lots 4 & 6 until such time that a geologic report is produced verifying the depression on the site is not a sinkhole.  
3. Replacing the stormwater storage capacity of the depression on the site if it determined not to be a sinkhole. This is to be done per the requirements of the Knox County Dept. of Engineering and Public Works.  
4. Certification of the sight distance at each of the proposed access points to Loop Rd. by the applicant's surveyor. 300' of sight distance in each direction will be required.  
5. Combining the proposed common area with the adjoining lots.  
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
7. Meeting all requirements of the approved uses on review (6-X-01-UR through 6-DD-01-UR)

**Comments:**

The applicant is proposing to divide this 2.43 acre site into 7 lots. Staff is recommending approval of the concept plan with the condition that building lots 4 and 6 be eliminated until such time that a geologic report can be produced which will determine the origin of the depression found on those lots. If it is found to be a

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sinkhole, then no filling can be permitted in the hatched contour area and no structures can be constructed within 50' of the top of the sinkhole. If it is found to be a manmade depression, building lots 4 and 6 can be added back to the plan if the current stormwater storage capacity of the depression can be replaced elsewhere on the site. At present 9 surrounding acres drain into this depression. The stormwater storage capacity of this depression is important to the overall drainage of this area.

The applicant has also applied for a number of uses on review to permit the construction of a duplex on each of these lots. If the uses on review are denied, the applicant will have the right to continue through the subdivision process and construct a single family dwelling on each of the approved lots.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/14/2001

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Elimination of building lots 4 & 6 until such time that a geologic report is produced verifying the depression on the site is not a sinkhole.  
3. Replacing the stormwater storage capacity of the depression on the site if it determined not to be a sinkhole. This is to be done per the requirements of the Knox County Dept. of Engineering and Public Works.  
4. Certification of the sight distance at each of the proposed access points to Loop Rd. by the

applicant's surveyor. 300' of sight distance in each direction will be required.

5. Combining the proposed common area with the adjoining lots.

6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

7. Meeting all requirements of the approved uses on review (6-X-01-UR through 6-DD-01-UR)

**Summary of MPC action:** APPROVE variance 1 due to Knox County Engineering Dept. determination the additional right-of-way is not needed  
APPROVE the Concept Plan subject to 7 conditions

**Date of MPC Approval:** 6/14/2001

**Date of Denial:**

**Postponements:**

**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:**