CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SA-05-C Related File Number:

Application Filed: 5/19/2005 **Date of Revision:**

Applicant: ALLEN R. & E. ERIEKA DEFOE

Owner: ALLEN R. DEFOE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Wooddale Church Rd., east side of Corum Rd.

Other Parcel Info.:

Tax ID Number: 73 136.04 Jurisdiction: County

Size of Tract: 10.57 acres

Accessibility: Access is via Wooddale Church Rd., a minor collector street with a 20' pavement width within a 40' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use: North: Residences / A (Agricultural)

South: Residence and I-40 / A (Agricultural) & OS-1 (Open Space Preservation)

East: Vacant land / A (Agricultural)

West: Residences and vacant land / A (Agricultural) & RB (General Residential)

Proposed Use: Detached single-family subdivision Density: 0.57 du/ac

Sector Plan: East 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: A (Agricultural)

Former Zoning:
Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

1/31/2007 02:05 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Sun-Ott Estates **Subdivision Name:**

Garrett Surveyor:

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: None

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 7 conditions

1. Meeting all applicable requirements of the Knox County Health Department. Staff Recomm. (Full):

> 2. Providing a turnaround at the north end of the Joint Permanent Easement (JPE) that meets the requirements of Knox County Department of Engineering and Public Works.

- 3. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.
- 4. Revising the lot line between Lots 6 and 9 so that Lot 9 has at least a minimum of 25' of frontage on the JPE.
- 5. 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. 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.
- 6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Wooddale Church Rd. at the JPE and at the driveway location for Lot 8.
- 7. Place a note on the final plat that Lots 2R-1, 6, 7 and 9 will have access only to the JPE.

The applicant is proposing to subdivide this 10.57 acre tract into six lots at a density of 0.57 du/ac. The Comments:

property which is zoned A (Agricultural), has a minimum lot size requirement of one acre. This property was previously before the Planning Commission on two occasions as a final plat subdividing the original tract into five lots. With this proposed concept plan, the total number of lots from the original tract will be 10.

Due to sight distance problems along Wooddale Church Rd. and Corum Rd., four of the lots will be served by a Joint Permanent Easement (JPE) off of Wooddale Church Rd. The applicant's surveyor will be required to certify sight distance along Wooddale Church Rd. at the JPE and the driveway for Lot 8.

There are a couple of sink holes located on this site. The concept plan designates the sinkholes and a 50' setback from the top of the sinkholes. 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.

MPC Meeting Date: 8/11/2005 MPC Action: Approved

1. Meeting all applicable requirements of the Knox County Health Department.

- 2. Providing a turnaround at the north end of the Joint Permanent Easement (JPE) that meets the requirements of Knox County Department of Engineering and Public Works.
- 3. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.
- 4. Revising the lot line between Lots 6 and 9 so that Lot 9 has at least a minimum of 25' of frontage on the JPE.

5. 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

1/31/2007 02:05 PM Page 2 of 3

Details of MPC action:

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.

6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Wooddale Church Rd. at the JPE and at the driveway location for Lot 8.

7. Place a note on the final plat that Lots 2R-1, 6, 7 and 9 will have access only to the JPE.

Summary of MPC action: APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 8/11/2005 Date of Denial: Postponements: 7/14/2005

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:

1/31/2007 02:05 PM Page 3 of 3