

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Colbys Place
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 14 No. of Lots Approved: 14
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 6 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 Knoxville (City Ord. 0-280-90).
3. 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 located on the property. The results of the survey shall be submitted to MPC and City Engineering Staff for approval prior to beginning any site alterations. If the limits of the grave sites extend beyond the deeded cemetery property, Lot 10 and proposed Road A will have to be adjusted to reflect the limits of the cemetery. Access shall be provided from the cemetery to the public street. The boundary of the cemetery shall be defined by concrete monuments.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to develop a 14 lot, detached single-family subdivision on an 8.05 acre tract. The existing George Bounds Rd. will be extended to provide access to the property. The property which is zoned R-1 (Single Family Residential) has a minimum lot size requirement of 7500 square feet. Lot sizes in the proposed subdivision range from 14,800 to 35,100 square feet.

Located in the center of the proposed subdivision is Armstrong Cemetery, a deeded tax parcel. On a site inspection, Staff could not see any grave markers. 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 deeded property, the lot lines and street will have to be adjusted at the final plat stage.

MPC Action: Approved MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions:

Date of MPC Approval: 7/8/2004 Date of Denial: Postponements:
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: