CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SE-06-C Related File Number:

Application Filed: 6/5/2006 **Date of Revision:**

Applicant: TIMBER OUTLETS INVESTMENT, LLC

Owner: TIMBER OUTLETS INVESTMENT, LLC



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

PROPERTY INFORMATION

General Location: North end of Kiva Dunes Ln., north of Surfside Shores Ln.

Other Parcel Info.:

Tax ID Number: 27 79 AND PART OF 287.02 Jurisdiction: County

Size of Tract: 37.38 acres

Accessibility: Access is via Kiva Dunes Ln. and Dolphin Harbor Rd., local streets with pavement widths of 26' within

50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land and residences / A (Agricultural)

South: Residences (Timberlake Subdivision) / PR (Planned Residential)

East: Vacant land / A (Agricultural)

West: Residence and vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 1.74 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural 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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Timberlake, Unit 4 - Revised

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 65 No. of Lots Approved: 65

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 applicant's request for a revision to condition #5 of the conditions of approval for file

number 2-SB-06-C subject to 2 conditions:

Staff Recomm. (Full): 1. Condition #5 of the previous approval being revised to read as follows: "Submitting a geotechnical

report prepared by a registered engineer to the Knox County Department of Engineering and Public Works to determine soil stability in the 50' setback area around the sinkholes/depressions on the site. The report must be reviewed and approved by the County prior to a final plat application being submitted for consideration by the Planning Commission. Engineered footings may be required for these areas. No building is allowed within 5' of and inside the hatchered contours of the sinkholes. Fill may be allowed within this area subject to approval by the Knox County Department of Engineering and

Public Works."

2. Meeting all of the conditions (with the revision to #5 as stated above) of the concept plan approval on

February 9, 2006, for 2-SB-06-C.

Comments: The applicant is requesting a modification to condition number 5 of the concept plan approved for

Timberlake, Unit 4 on February 9, 2006 (2-SB-06-C). The approved condition prohibits fill within the hatchered contour area of the sinkholes on the site. The requested change would allow fill within the sinkholes on the site, subject to approval by the Knox County Department of Engineering and Public

Works. The Knox County Engineering Staff supports the revised condition.

MPC Action: Approved MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE the applicant's request for a revision to condition #5 of the conditions of approval for file

number 2-SB-06-C subject to 2 conditions:

Date of MPC Approval: 7/13/2006 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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