

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-SF-04-C **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: HABITAT FOR HUMANITY
Owner: KNOXVILLE HABITAT FOR HUMANITY, INC

PROPERTY INFORMATION

General Location: Southeast side of Rising Rd., northeast of Rosewood Rd.
Other Parcel Info.:
Tax ID Number: 60 D C 6 **Jurisdiction:** County
Size of Tract: 12.92 acres
Accessibility: Access is via Rising Rd. a local street with a 19' pavement width within a 45' right-of-way and Terry Dr., a local street with a 16' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Business and residence / CA (General Business)
South: Residences / RB (General Residential)
East: Residences / RB (General Residential)
West: Residences / RB (General Residential)
Proposed Use: Residential subdivision **Density:** 2.85 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RB (General 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: Habitat for Humanity on Rising Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 37 **No. of Lots Approved:** 37
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 for 37 lots subject to 9 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 Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Show the hatched contour and identify the 50' building setback buffer from the sinkhole/depression on Lot 36.
5. If any building construction is proposed within the 50' buffer area around the sinkhole/depression located on Lot 36 (including the depression), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings must be designed for this area. The sinkhole/depression and 50' buffer shall be designated on the final plat even if it is approved to be filled.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkhole/depression.
7. Certification on the final plat by the applicant's surveyor that all lots fronting on Terry Dr. meet the sight distance requirements either as a stand alone lot or through the use of shared access driveways.
8. Place a note on the final plat that Lots 1 and 29 shall have access only to the internal street system.
9. 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.

Comments:

At the Planning Commission's August 12, 2004 meeting, the applicant withdrew their rezoning request (6-N-04-RZ) from RB (General Residential) to PR (Planned Residential) at a density of 1-5 du/ac for this 12.92 acre tract. The applicant has submitted a revised concept plan application under the standards of the RB Zoning District. The applicant has submitted a request to withdraw the use-on-review application (7-I-04-UR) since it is no longer required.

The applicant's revised concept plan shows a total of 37 lots. One lot on Terry Dr. is the existing water tank site and will be transferred to the Northeast Knox Utility District. The other 36 lots will be developed as residential lots under the requirements of the RB (General Residential) Zoning District. There are six residential lots proposed along Terry Dr. The applicant's surveyor will be required to certify on the final plat that all lots fronting on Terry Dr. meet the sight distance requirements either as a stand alone lot or through the use of shared access driveways.

The applicant's surveyor has identified a depression located on Lot 36. If any building construction is proposed within the 50' buffer area around the sinkhole/depression (including the depression), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings must be designed for this area. The sinkhole/depression and 50' buffer shall be designated on the final plat even if it is approved to be filled.

Upon final approval of this request, the developer must prepare a design plan prior to the development

of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan for 37 lots subject to 9 conditions:

Date of MPC Approval: 10/14/2004

Date of Denial:

Postponements: 7/8/2004 - 9/9/2004

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: