

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SD-06-C **Related File Number:** 8-B-06-UR
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: GARY ROTH
Owner: ROY ANDERSON

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
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
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side of Pedigo Rd., south of Greenwell Dr.
Other Parcel Info.:
Tax ID Number: 47 107.01 **Jurisdiction:** County
Size of Tract: 4.16 acres
Accessibility: Access is via Pedigo Rd., a major collector street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 1.2 du/ac
Sector Plan: North 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: PR (Planned 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: Shiloh Gardens
Surveyor: Roth Land Surveying
No. of Lots Proposed: 5 **No. of Lots Approved:** 5
Variances Requested: 1. Variance to reduce the intersection radius at the northwest intersection of the proposed Joint Permanent Easement and Pedigo Rd., from 25' to 0'.
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 variance 1 because the applicant has no control over the adjoining property, and the proposed variance will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 10 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Any proposed restriction of access into the subdivision is subject to approval by the Knox County Department of Engineering and Public Works for gate location and providing a turnaround area on site.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, 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 and approval. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Pedigo Rd.
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Meeting all requirements of the approved use on review development plan.
10. 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: The applicant is proposing to subdivide this 4.16 acre tract into 5 lots at a density of 1.2 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on November 10, 2005. The Knox County Commission approved the rezoning request on December 19, 2005.

A concept plan/use-on-review application for 4 lots was approved for this site by the Planning Commission on February 9, 2006. With the change to 5 lots, a drainage retention area is now required outside of the existing sinkhole/depression.

If any building construction is proposed within the 50' setback area around the sinkhole/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 and approval. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.

MPC Action: Approved **MPC Meeting Date:** 8/10/2006

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Any proposed restriction of access into the subdivision is subject to approval by the Knox County Department of Engineering and Public Works for gate location and providing a turnaround area on site.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, 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 and approval. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.
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Summary of MPC action: APPROVE variance 1 because the applicant has no control over the adjoining property, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 8/10/2006

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: