



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 2-SB-06-C

AGENDA ITEM #: 13

AGENDA DATE: 2/9/2006

▶ **SUBDIVISION:** **TIMBERLAKE, UNIT 4**

▶ **APPLICANT/DEVELOPER:** **TIMBER OUTLETS INVESTMENT, LLC**

OWNER(S): **TIMBER OUTLETS INVESTMENT, LLC**

TAX IDENTIFICATION: 27 079 AND PART OF 287.02

JURISDICTION: County Commission District 7

▶ **LOCATION:** **North end of Kiva Dunes Ln., north of Lake Village Circle.**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** **37.38 acres**

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Detached single-family subdivision**

SURROUNDING LAND USE AND ZONING:
North: Vacant land and residences / A (Agricultural)
South: Residences / PR (Planned Residential)
East: Vacant land / A (Agricultural)
West: Residence and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** **65**

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Kiva Dunes Ln. and Dolphin Harbor Rd., local streets with pavement widths of 26' within 50' rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance on Kiva Dunes Ln. at STA 6+00, from 250' to 200'.
2. Vertical curve variance on Road E at STA 3+50, from 493' to 450'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

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. Providing sidewalks on at least one side of Kiva Dunes Ln., Dolphin Harbor Rd. and Road C, meeting the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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 or fill material is allowed inside the hatched contour of the sinkholes.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 7. Revising the concept plan to include the notation that intersection grades up to 3% have been reviewed and approved by the Knox County Department of Engineering and Public Works.
 8. Placing a note on the final plat that the vehicular access for Lot 32 shall be from the internal street system.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 10. Meeting all requirements of the approved use on review development plan (8-E-00-UR).
 11. 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.

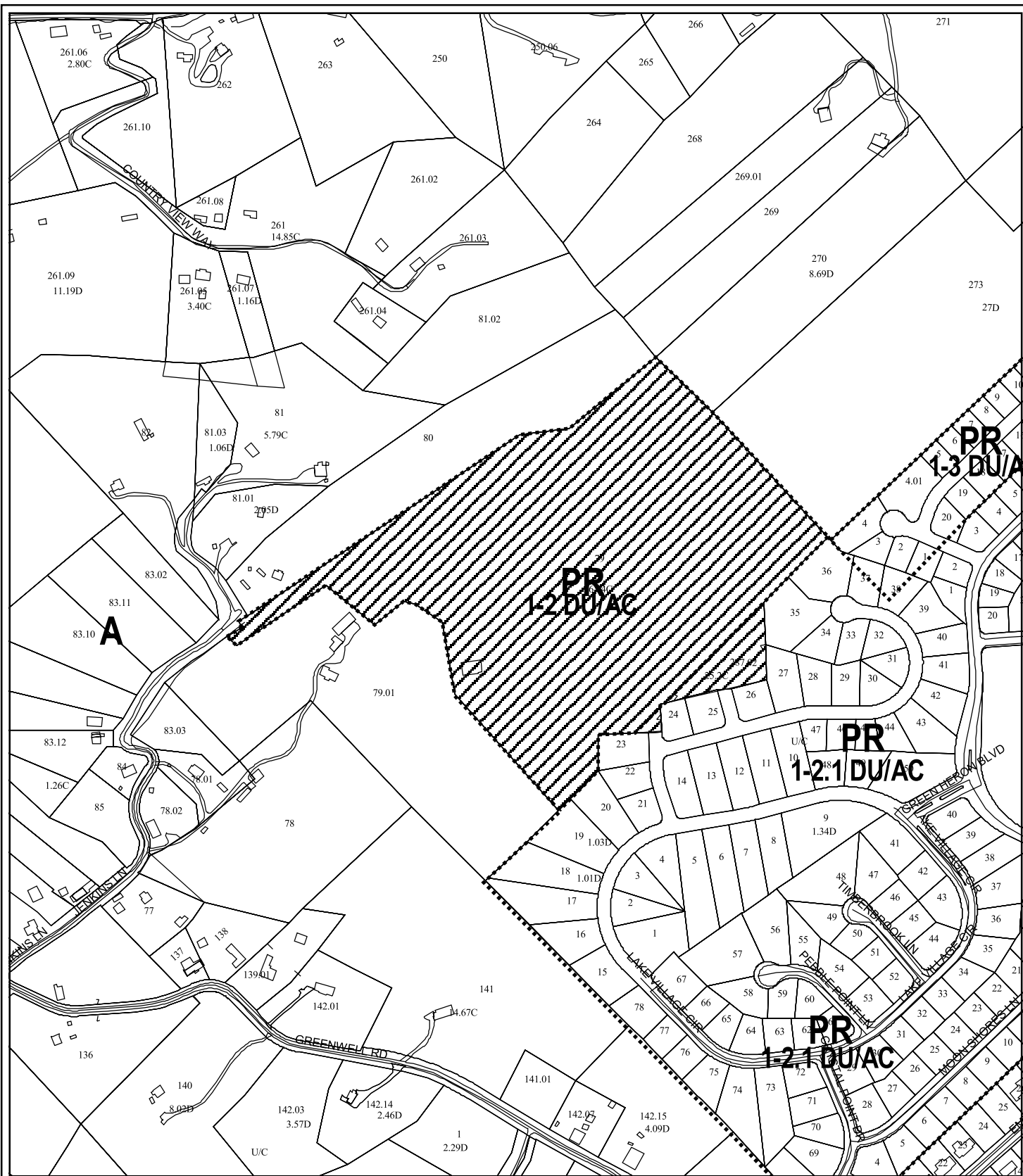
COMMENTS:

The applicant is proposing to subdivide this 37.38 acre tract into 65 lots at a density of 1.74 du/ac. The PR (Planned Residential) zoning is approved at a density of up to 2 du/ac. A concept plan/use-on-review approval was previously granted for this site on August 8, 2000 for up to 68 detached single-family lots. While that concept plan has expired the use-on-review approval for up to 68 detached single-family dwellings is still valid. The applicant is now requesting approval for a new concept plan.

This site includes a number of sinkholes which have been identified on the concept plan with a 50' setback from the upper closed contour of each sinkhole. Since a few lots may not have a building site outside of the 50' setback area around the sinkholes/depressions, a geotechnical report must be prepared by a registered engineer to determine soil stability in that area. The report must be submitted to the Knox County Department of Engineering and Public Works for consideration and approval prior to a final plat application being submitted for consideration by the Planning Commission. Engineered footings may be required for these areas. No building or fill material is allowed inside the hatched contour of the sinkholes.

The applicant is being required to provide sidewalks in this unit of the subdivision that will tie into the sidewalk system for the subdivision which provides access to the amenity area. The sidewalks shall be located on at least one side of Kiva Dunes Ln., Dolphin Harbor Rd. and Road C, meeting the requirements of the Knox County Department of Engineering and Public Works.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.




2-SB-06-C
CONCEPT PLAN

Subdivision: Timberlake, Unit 4

Map No: 27

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 01/25/06 Revised: 01/31/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



