



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

▶ **FILE #:** 3-SE-06-C

AGENDA ITEM #: 18

AGENDA DATE: 3/9/2006

▶ **SUBDIVISION:** COLONIAL FOREST

▶ **APPLICANT/DEVELOPER:** GLEN WHITAKER

OWNER(S): GLEN WHITAKER

TAX IDENTIFICATION: 121 O C 009 & 010

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of S. Northshore Dr., east side of Craig Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 6.09 acres

▶ **ZONING:** R-1 (Single Family Residential)

▶ **EXISTING LAND USE:** One dwelling and vacant land

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

SURROUNDING LAND USE AND ZONING: Zoning in the area consists of R-1, RP-1 and RB residential. Development consists of detached single family dwellings and attached condominiums.

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Craig Rd., a local street with a pavement width of 22' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions**

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Providing a note that the Knoxville Engineering Dept. has approved the 2% grade at the intersection of Colonial Forest Ln. and Craig Rd..
4. Place a note on the plat that all lots excluding lots 10 and 11 will be accessed by the internal street system only
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. Submitting a geotechnical report prepared by a registered engineer to the Knoxville Department of Engineering 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 City prior to final plat approval. Engineered footings may be required for these areas. No building is allowed inside the hatched contour of the sinkholes. Fill material may be placed within the hatched contour areas only with the permission of the Tenn. Dept. of Environment and Conservation and the Knoxville City Engineer.
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to staff.

COMMENTS:

There are two closed contour areas on the site. The applicant intends to partially fill the depressions if permitted to do so by the Tenn. Dept. of Environment and Conservation. All structures will have to be at least 50' from the prefilled boundary of these closed contour areas. The required 50' buffer setback will make lots 1- 2 and 6 - 9 unbuildable. To be able to build within this 50' buffer area, a geotechnical study must be prepared by the applicant's engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study must be reviewed and approved by the Knoxville City Engineer prior to the approval of the final plat.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.

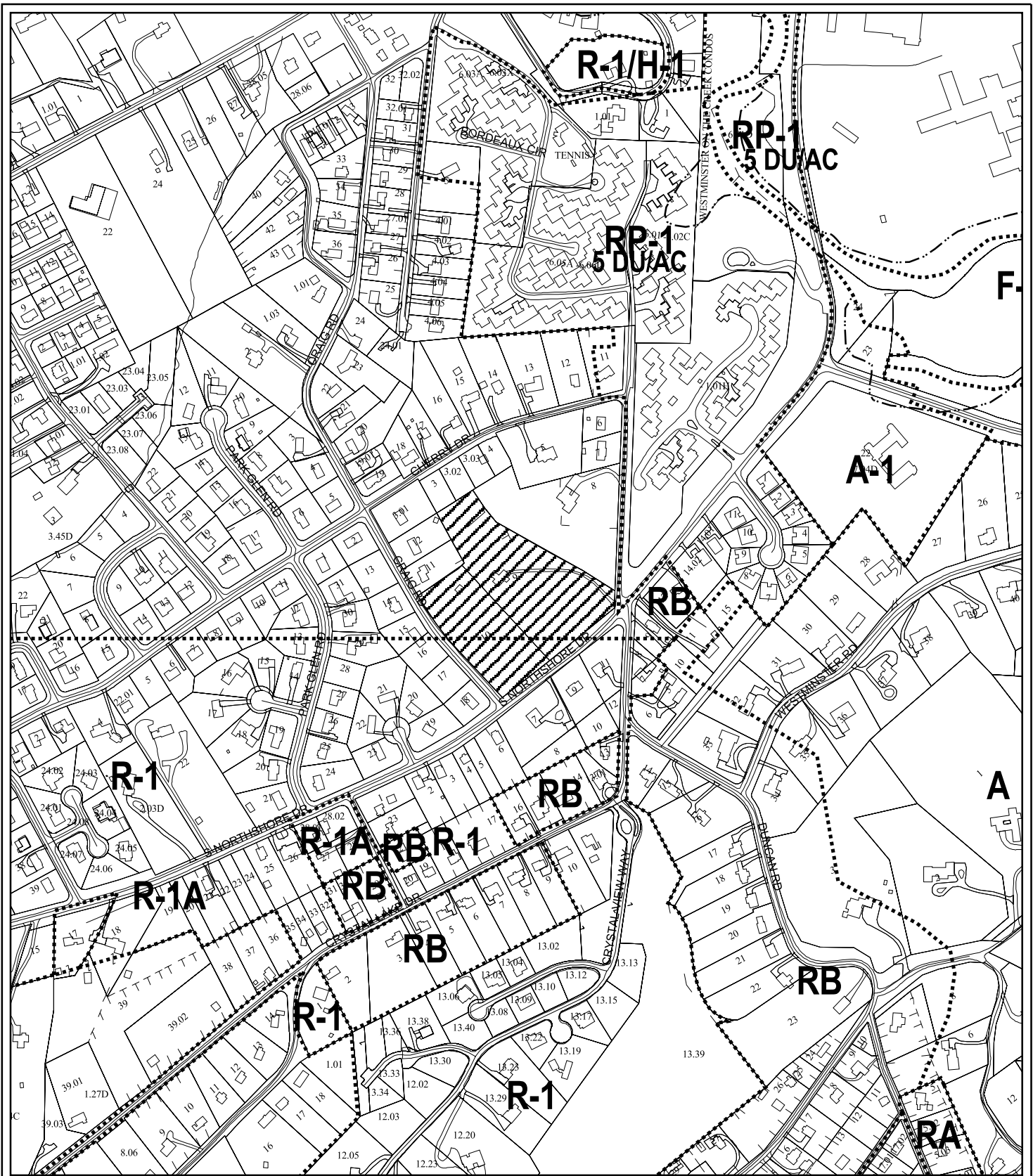
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single family subdivision meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville West Sector permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

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




3-SE-06-C
CONCEPT PLAN

Subdivision: Colonial Forest

Map No: 121

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 02/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



