



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

▶ **FILE #:** 11-SC-06-C

AGENDA ITEM #: 17

AGENDA DATE: 11/9/2006

▶ **SUBDIVISION:** OCTOBER WOODS

▶ **APPLICANT/DEVELOPER:** HABITAT FOR HUMANITY, INC.

OWNER(S): KNOXVILLE HABITAT FOR HUMANITY, INC

TAX IDENTIFICATION: 60 D C 006

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Rising Rd., northwest side of E Dr.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 1.89 acres

▶ **ZONING:** RB (General Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residence / CA (General Business)
South: Residences (October Woods) / RB (General Residential)
East: Residences / RB (General Residential)
West: Residences (October Woods) / RB (General Residential)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Rising Rd. a local street with a 19' pavement width within a 45' right-of-way and E Dr., a local street with a 14' pavement width within a 25' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for 6 lots subject to 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Designating the sinkhole/depression and 50' buffer on the final plat. Since Lots 37 and 41 have questionable building areas outside of the 50' buffer, 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 prior to an application being submitted for the final plat. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkhole/depression.
5. Certification on the final plat by the applicant's surveyor that the proposed access drive serving Lots 36-38 has at least 300' of sight distance in both directions along Rising Rd. The plat shall also note that lots 36-38 shall only have access through the shared access driveway.

6. Placing a note on the final plat that Lot 39 shall have access only to E Dr.
7. 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.

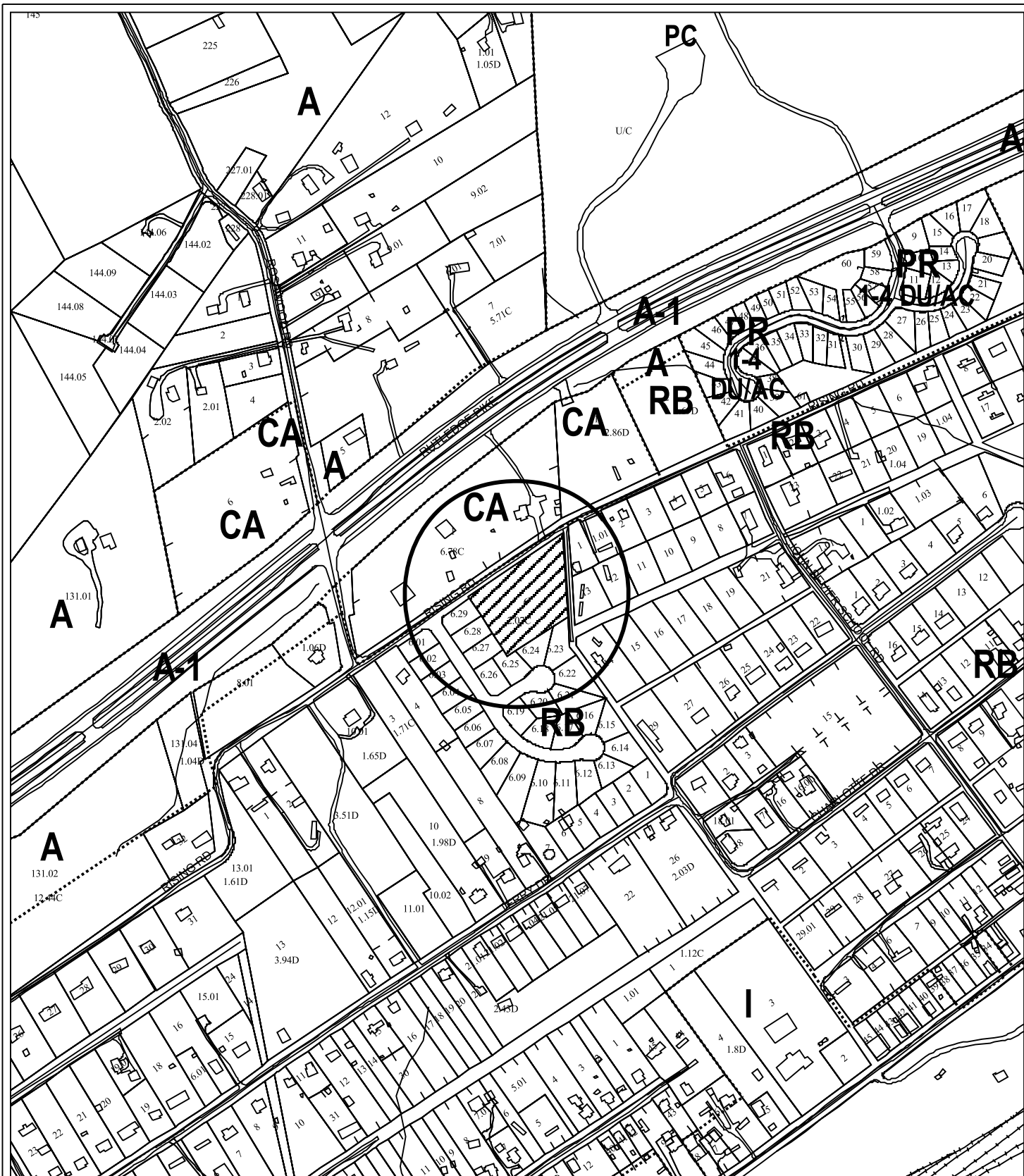
With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

On October 14, 2004, the Planning Commission approved a concept plan for a 36 lot subdivision within the RB (General Residential) zoning district. The applicant, Knoxville Habitat for Humanity, Inc. is now proposing to subdivide Lot 36 which is approximately 1.89 acres into 6 lots for detached dwellings. This will complete the subdivision of this site. There will be one access driveway onto Rising Rd. that will serve lots 36-38. Lot 39 which is a corner lot will have access only to E. Dr. The applicant's surveyor will be required to certify on the final plat that the proposed access drive serving Lots 36-38 has at least 300' of sight distance in both directions along Rising Rd.


There is a sinkhole/depression located on the property that extends into Lots 36, 37, 40 and 41. Since Lots 37 and 41 have questionable building areas outside of the 50' buffer, 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 prior to an application being submitted for the final plat. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkhole/depression.

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.



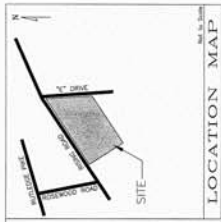
**11-SC-06-C
CONCEPT PLAN**

Subdivision: October Woods
 Map No: 60
 Jurisdiction: County

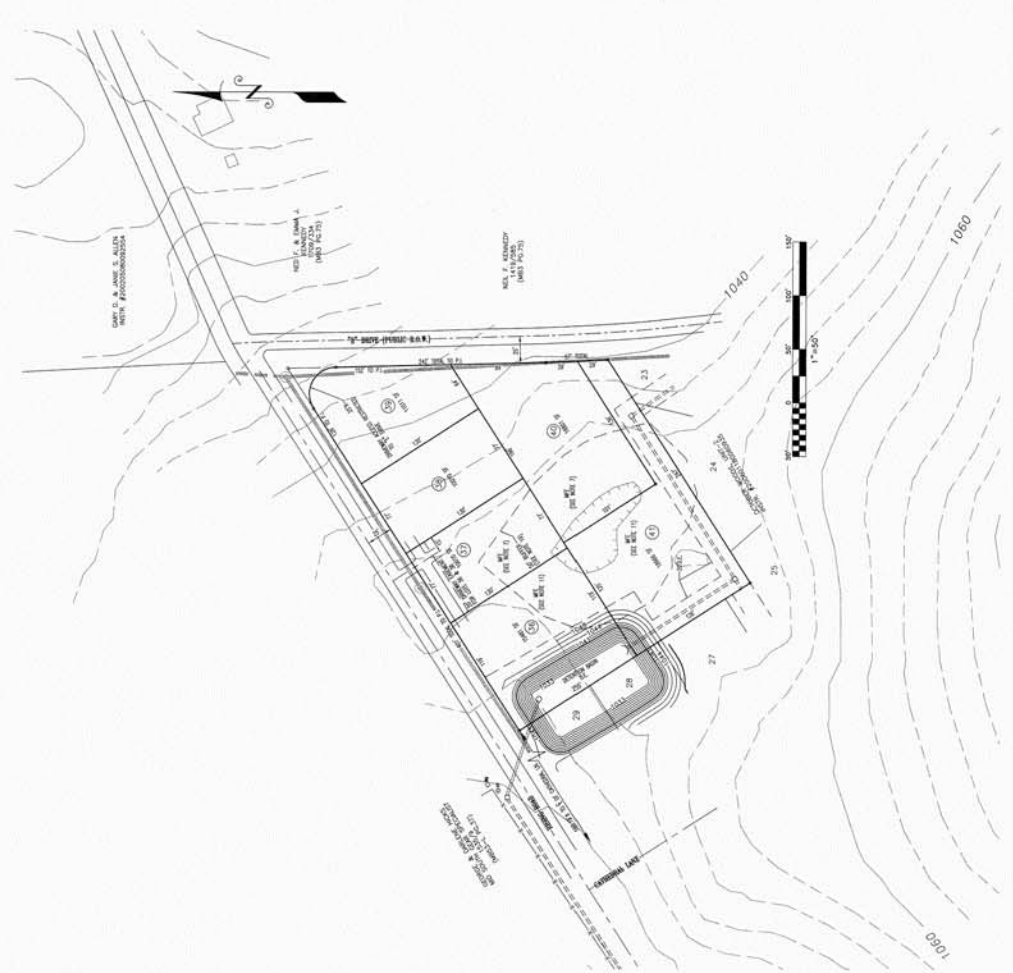
 Approval of a Concept Plan

Original Print Date: 10/26/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:**
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. THE PROPERTY CORNERS APPROXIMATELY 1/4 ACRES SUBDIVISION WITH 4 LOTS.
 5. THIS PROPERTY IS ZONED R8.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



STATE OF TENNESSEE
 PROFESSIONAL ENGINEER
 DAVID J. HAYS
 1075466

CONCEPT PLAN FOR PHASE III, OCTOBER WOODS S/D
 REVISED

HAYSON, JAMES, NORVELL & POE ENGINEERS, ARCHITECTS & PLANNERS 1111 N. UNIVERSITY BLVD., SUITE 200 KNOXVILLE, TN 37916 TEL: (615) 582-4417 FAX: (615) 582-4417 www.hayson.com	*** DRAWN: xxx CHECKED: xxx	SCALE: 1"=50' DATE: 09/13/06	11-SC-06-C	CONCEPT FOR PHASE III, OCTOBER WOODS S/D DISTRICT 8, KNOX COUNTY, TENNESSEE	SHEET 1 OF 1 SHEET 23894-III-C
	APPR. NO. DATE REVISION	MFC COMMENTS MFC COMMENTS MFC COMMENTS	INSTR. #2004407003093	11-SC-06-C	CONCEPT FOR PHASE III, OCTOBER WOODS S/D DISTRICT 8, KNOX COUNTY, TENNESSEE