

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SG-18-C **Related File Number:** 1-J-18-UR
Application Filed: 11/28/2017 **Date of Revision:**
Applicant: JIM SULLIVAN

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 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., northeast of Charlottesville Blvd.
Other Parcel Info.:
Tax ID Number: 162 05613 **Jurisdiction:** County
Size of Tract: 11.9 acres
Accessibility: Access is via S. Northshore Dr., a minor arterial street with a 21' pavement width within a 60' right-of-way (88' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Fort Loudon Lake and Town of Farragut - F (Floodway)
South: Vacant land - A (Agricultural)
East: Residence and Fort Loudon Lake - A (Agricultural) & F (Floodway)
West: Residences - PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 1.26 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12000 S Northshore Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
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: Harpers Cove

No. of Lots Proposed: 15 No. of Lots Approved: 15

Variances Requested: 1. Reduction of the roadway width for a Joint Permanent Easement, from 22 feet to 20 feet with no curbs.
2. Vertical curve K-value reduction from 25 K to 17.5 K at STA 0+12.00 to 1+52.00.

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 variances 1-2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Staff Recomm. (Full): 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the Joint Permanent Easement (JPE).
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. 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 37.52 acre deeded property into 15 detached residential lots. This property is located on the northwest side of S. Northshore Dr., northeast of Charlottesville Blvd. The property boundaries extend out into Fort Loudon Lake with approximately 11.9 acres located above the 813' contour. Based on the area above the 813' contour, the density of the proposed subdivision will be 1.26 du/ac.

The applicant has requested a rezoning of the property from A (Agricultural) to PR (Planned Residential) at a density of up to 3 du/ac (12-I-17-RZ). The Planning Commission recommended approval of the applicant's request on December 14, 2017. The Knox County Commission will consider the request at their meeting on January 22, 2018.

The Planning Commission had denied a concept plan (10-SE-17-C) with 12 lots for this site on November 9, 2017. The action of the Planning Commission was based on only 4 of the 12 lots meeting the minimum one acre lot size requirement of the A (Agricultural) zoning district. This is not an issue with the PR zoning.

The subdivision will be served by a JPE with a 20' pavement width within a 40' private right-of-way. A variance has been requested to reduce the roadway width for the JPE, from 22 feet to 20 feet with no curbs. Staff is recommending approval of the variance since the recently amended Subdivision Regulations, that have an effective date of February 1, 2018, will allow that reduction.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along the southwestern boundary line for Lot 7 which is also a side yard for that lot. The adjoining property that is zoned PR has a rear yard / peripheral setback of 35'. Staff is recommending approval of the reduction.

Action: Approved

Meeting Date: 1/11/2018

Details of 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the Joint Permanent Easement (JPE).

5. Placing a note on the final plat that all lots will have access only to the internal street system.

6. 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.

Summary of Action:

APPROVE variances 1-2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of Approval:

1/11/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: