

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 10-SA-16-C **Related File Number:** 10-B-16-UR
Application Filed: 8/26/2016 **Date of Revision:**
Applicant: STONEY POINT SUBDIVISION

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., south end of Nolina Rd.
Other Parcel Info.:
Tax ID Number: 154 091 **Jurisdiction:** County
Size of Tract: 13.7 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a 21' pavement width within a required 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Former residence and vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Residences and Fort Loudoun Lake / A (Agricultural), PR (Planned Residential) and F (Floodway)
East: Residences / PR (Planned Residential)
West: Residences / PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 0.44 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9808 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & 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: Lakeview Landing Subdivision (FKA - Stoney Point Subdivision)

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: None

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 the Concept Plan subject to 9 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. Obtaining approval from the Knox County Fire Marshal for the gated access for the subdivision.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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.
9. 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), stormwater system and any other common assets.

Comments: The applicant is proposing to subdivide this 13.7 acre tract located on the south side of S. Northshore Dr., into 6 detached residential lots at a density of 0.44 du/ac. The proposed subdivision will be served by a Joint Permanent Easement (JPE) that will be aligned with Nolana Rd. which is located on the north side of S. Northshore Dr. The JPE is proposed to be gated which will require approval from the Knox County Fire Marshal.

The majority of the site is zoned A (Agricultural) with the eastern portion of the site (with a depth of approximately 200') being zoned PR (Planned Residential). The 6 lots range in size from 1.351 acres to 3.866 acres. While there are 6 sinkholes located on the property, there are adequate building sites outside of the sinkholes and 50' buffer areas surrounding the sinkholes. The concept plan identifies a proposed house seat location for each lot. Tennessee Department of Environment and Conservation approval is required for any alteration to the sinkholes on the site for the proposed JPE and access to each lot.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

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Summary of Action: APPROVE the Concept Plan subject to 9 conditions

Date of Approval: 10/13/2016

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: