

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-SD-15-C **Related File Number:** 10-G-15-UR
Application Filed: 8/24/2015 **Date of Revision:**
Applicant: D. K. DEVELOPMENT

PROPERTY INFORMATION

General Location: West side of S Northshore Dr., north of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 153 095 & 09502 **Jurisdiction:** County
Size of Tract: 13.76 acres
Accessibility: Access is via S. Northshore Dr. an arterial street with a pavement width of 22' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 dwelling and vacant land
Surrounding Land Use: The predominant use in the area is detached dwellings. A number of subdivisions in the immediate vicinity have been developed under the PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 2.62 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: 10424 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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: Cambridge Shores (formerly Emory Cove)
No. of Lots Proposed: 36 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 125' to 80' at sta 0+60 of Bald Cypress Ln.
2. Variance of property line radius connecting Bald Cypress Ln. with S. Northshore Dr. from 25' to 15'
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): 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 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 Subdivision name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102) .
3. Obtaining an off-site grading easement or constructing a retaining wall in the vicinity of station 1+75 of the proposed subdivision road
4. Installation of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
5. Obtaining a TDOT entrance permit
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and storm drainage system
8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
9. 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 requesting to divide this 13.76 acre site into 36 lots which will result in a development density of 2.62 du/ac. The site was zoned PR (Planned Residential) at 3 du/ac in 2006. In order to develop the site as proposed, the applicant will mass grade the site to obtain buildable sites for each lot. Due to the proximity of the proposed subdivision road to the adjoining property, an off site grading easement or retaining wall will be required.

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 the area to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposal is consistent with the general standards for uses permitted on review: The proposed development 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.
3. The recommended density of this site is up to 3.0 dwellings per acre. The proposed 2.62 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.0 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 10/8/2015

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a Subdivision name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102) .
 3. Obtaining an off-site grading easement or constructing a retaining wall in the vicinity of station 1+75 of the proposed subdivision road
 4. Installation of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
 5. Obtaining a TDOT entrance permit
 6. Place a note on the final plat that all lots will have access only to the internal street system.
 7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and storm drainage system
 8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
 9. 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 topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 10/8/2015 **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: