

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 10-SF-18-C **Related File Number:**
Application Filed: 8/27/2018 **Date of Revision:**
Applicant: DJC PROPERTIES LLC

PROPERTY INFORMATION

General Location: Northeast side of S Northshore Dr, south of Sandpiper Ln
Other Parcel Info.:
Tax ID Number: 153 L A 007 **Jurisdiction:** County
Size of Tract: 1.87 acres
Accessibility: Access is via S, Northshore Dr., a major arterial street with a pavement width of 22' within a 60' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential)
South: Residence - A (Agricultural)
East: Residences - A (Agricultural)
West: Residences - PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.74 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: 10419 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: Feliciana (Formerly Ashton Grove)

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: 1. Intersection spacing variance between Feliciana Way and Bald Cypress Ln., from 400' to 49'.
2. Intersection spacing variance between Feliciana Way and Sandpiper Ln., from 400' to 352'.
3. Reverse curve tangent variance on Feliciana Way between STA 0+41.4 and STA 0+70.4, from 50' to 29'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions

Staff Recomm. (Full):

1. Connecting 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.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that the corner sight distance looking in both directions along S. Northshore Drive from the subdivision entrance (private right-of-way) is provided as required by the Subdivision Regulations.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private right-of-way and drainage system.
7. Provide the required right-of-way dedication of 44' from the centerline of S. Northshore Dr. as called for in the Major Road Plan.
8. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
9. Installation of the landscape buffer screen as identified on the concept plan along the southern and eastern boundary lines of the subdivision prior to any building permits being issued for this subdivision.
10. During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.
11. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing to subdivide this 1.87 acre site into 7 detached residential lots with a density of 3.74 du/ac. Development at that density is under the 4.5 du/ac permitted by the current zoning of the site. Access to the 7 lots will be via a private right-of-way from S. Northshore Drive. The private right-of-way is being designed to public street standards with the exception of using a 40' wide right-of-way which is permitted for private streets. In consideration of existing vegetation, and in order to soften the boundary of this development to partially buffer the adjoining residential uses, a condition has been added to require a landscape buffer along the southern and eastern boundary of the subdivision.

A concept plan and use on review approval had previously been approved for this site on June 9, 2016 (6-SD-16-C/2-G-16-UR). While the concept plan has expired, the use on review approval for up to 7

detached dwellings on individual lots is still valid.

Action: Approved as Modified

Meeting Date: 10/11/2018

Details of Action:

1. Connecting 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.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that the corner sight distance looking in both directions along S. Northshore Drive from the subdivision entrance (private right-of-way) is provided as required by the Subdivision Regulations.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private right-of-way and drainage system.
7. Provide the required right-of-way dedication of 44' from the centerline of S. Northshore Dr. as called for in the Major Road Plan.
8. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
9. Installation of the landscape buffer screen as identified on the concept plan along the southern and eastern boundary lines of the subdivision prior to any building permits being issued for this subdivision.
10. MPC REMOVED THIS CONDITION. (During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.)
11. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Summary of Action:

APPROVE variances 1-3 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

Date of Approval: 10/11/2018

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: