

# 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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**File Number:** 12-SA-14-C                      **Related File Number:** 12-D-14-UR  
**Application Filed:** 10/27/2014              **Date of Revision:**  
**Applicant:** ERIC MOSELEY

### PROPERTY INFORMATION

**General Location:** Southeast side of S. Northshore Dr., southwest side of Holder Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 016                                              **Jurisdiction:** County  
**Size of Tract:** 45.58 acres  
**Accessibility:** Access is via S. Northshore Dr., a minor collector street with a pavement width of 20' within a 55' wide right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 1 detached dwelling and vacant land  
**Surrounding Land Use:** This area has experienced significant growth in the past 15 years. Numerous subdivisions have been developed using the PR (Planned Residential) zone. A large amount of land in the area is still zoned A (Agricultural)  
**Proposed Use:** Detached residential subdivision                                              **Density:** 3.34 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:**  
**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: Shady Glen  
No. of Lots Proposed: 152      No. of Lots Approved: 0  
Variances Requested: None  
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 the concept plan subject to 11 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. Providing a drainage easement across the site from Falcon Point Subdivision to Holder In.  
4. Providing the required stream buffer for the portion of the drainage way that has been determined to be Waters of the State  
5. Flatten the grade in the cul de sac on Road D to 10%  
6. Reduce the grade at the intersection of Road C with Road A to not more than 3%  
7. Install the west bound left turn lane in S. Northshore Dr. per the requirements of the Knox County Dept. of Engineering and Public Works  
8. Construct a sidewalk along the S. Northshore Dr. frontage and on one side of Road A from S. Northshore to Road C. Sidewalks are to be a minimum of 5' wide with a minimum of a 2' wide planting strip  
9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.  
10. Placing a note on the final plat that all lots will have access to the internal street system only  
11. 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 develop this 45.58 acre site with a subdivision that will contain 152 detached dwellings. Development proposals that will generate more than 750 trips per day are required, as part of the review process, to produce a traffic impact study. Subdivisions that will contain 75 or more lots will exceed the traffic generation threshold that dictates the need for a traffic impact study. The traffic study identified the need for a west bound left turn lane on S. Northshore Dr. at the proposed subdivision entrance. Additionally, the study calls for a 3 lane section on Road A at the proposed entrance. These two items have been addressed on the concept plan. The applicant is showing the detention basin in an area that has been classified as "Waters of the State." The detention basin will need to be relocated to accommodate the required stream buffer.

The applicant is proposing to include sidewalks as part of this project. Most importantly, in staff's opinion, he will provide a sidewalk along the S. Northshore frontage of this project. With the commercial node developing at the intersection of S. Northshore and Choto Rd., the applicant is providing a link in what is hoped to be a future sidewalk network that will connect the nearby residential developments with the commercial development.

**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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.34 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern..

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

ORDINANCE

- 1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 3.5 du/ac . The proposed subdivision with its overall density of 3.34 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

**Action:** Approved **Meeting Date:** 1/8/2015

**Details of Action:**

**Summary of Action:** APPROVE the concept plan subject to 11 conditions

**Date of Approval:** 1/8/2015 **Date of Denial:** **Postponements:** 12/11/2014

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

|                                    |                            |                                                    |  |
|------------------------------------|----------------------------|----------------------------------------------------|--|
| <b>Legislative Body:</b>           | Knox County Chancery Court | <b>Date of Legislative Action, Second Reading:</b> |  |
| <b>Date of Legislative Action:</b> |                            | <b>Other Ordinance Number References:</b>          |  |
| <b>Ordinance Number:</b>           |                            | <b>Disposition of Case, Second Reading:</b>        |  |
| <b>Disposition of Case:</b>        |                            | <b>If "Other":</b>                                 |  |
| <b>If "Other":</b>                 |                            | <b>Amendments:</b>                                 |  |
| <b>Amendments:</b>                 |                            | <b>Effective Date of Ordinance:</b>                |  |
| <b>Date of Legislative Appeal:</b> |                            |                                                    |  |