

# 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
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**File Number:** 12-SA-17-C                      **Related File Number:**  
**Application Filed:** 10/11/2017              **Date of Revision:**  
**Applicant:** GLEN GLAFENHEIN

## PROPERTY INFORMATION

**General Location:** Southeast side of S. Northshore Dr., east end of Mont Cove Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 05818, 05819, 05820 & OTHER: 05804                      **Jurisdiction:** County  
**Size of Tract:** 14.09 acres  
**Accessibility:** Access is via S. Northshore Dr., a minor arterial street with a pavement width of 19' - 21' within a required 88' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:** North: Fort Loudoun Lake - F (Floodway)  
South: Residences - A (Agricultural) and PR (Planned Residential)  
East: Residences and Fort Loudoun Lake - A (Agricultural) and F (Floodway)  
West: Residences - A (Agricultural) and PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 0.64 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:** 12252 S Northshore Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & F (Foodway)  
**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: Harbor Crest

No. of Lots Proposed: 9                      No. of Lots Approved: 0

Variations Requested: 1. Horizontal curve variance on Harbor Crest Way at STA 9+00. from 250' to 100'.  
2. Intersection radius variance at the intersection of Harbor Crest Way and S. Northshore Dr., from 25' to 0'.  
3. Horizontal curve variance on Harbor Crest Way at STA 1+00, from 250' to 100' for access to Bayou Bend Way (if approved).

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 1-3 because existing site conditions restrict compliance with the Subdivision Regulations.

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 (Ord 91-1-102).  
3. The details for repaving the Joint Permanent Easement (JPE) are to be worked out with the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision review.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Providing a sight distance easement on Lot 1 through the curve of the JPE.  
6. It is recommended that the applicant continue to work with the Board of Bayou Bend Subdivision concerning the access connection to Bayou Bend Way. If an agreement can be reached and the connection is made, the existing JPE connection to S. Northshore Dr. would be closed.  
7. If an agreement is reached, the JPE documents and maintenance agreement to allow access for the additional lots must be recorded.  
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. 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 the A (Agricultural) zoning district.

Comments: The applicant is proposing to subdivide this 14.09 acre tract (19.094 deeded acres with a portion that extends into Fort Loudon Lake) into 9 lots at a proposed density of 0.64 du/ac. The property which is zoned A (Agricultural) has a minimum lot size requirement of one acre. All lots must include a minimum of one acre above the 813' contour which is TVA's summer pool level for the Lake. The proposed lots range in size from 1.18 to 2 acres (above the 813 contour). Access to the property is via an existing Joint Permanent Easement (JPE) that provides access out to S. Northshore Dr. directly opposite Mont Cove Blvd. which is the entrance to Montgomery Cove Subdivision. The JPE is located on the south side of Bayou Bend Way which is a JPE that serves Bayou Bend, a 31 lot subdivision. With this proposed subdivision, the JPE will serve 15 lots.

The Planning Commission approved a concept plan with 5 lots for this site on July 13, 2017. Due to the costs associated with having to widen the existing paved JPE to a width of 22', the applicant is requesting approval of this revised concept plan for an increase from 5 to 9 lots.

The Concept Plan that was approved for Bayou Bend Subdivision included a condition that required the developer of Bayou Bend to provide for the connection of the existing JPE that serves this subdivision to the proposed JPE for Bayou Bend. This connection would allow for the elimination of the existing intersection of the JPE with S. Northshore Dr. and improve access out to S Northshore Dr.

In addition, a pavement stub-out was required from the JPE for Bayou Bend to the property line for the JPE serving this subdivision. The pavement stub-out was installed. Following further review of the recorded plat for Bayou Bend and the recorded JPE document for Bayou Bend Way, it appears that there were no legal rights provided to the property owners of this subdivision to use Bayou Bend Way as a legal access to their subdivision. To change the access as conditioned in the Bayou Bend Concept Plan approval, approval would be required from the Bayou Bend property owners. The applicant has met with the Board of Bayou Bend Subdivision concerning the access connection but at this time they have not been able to come to any agreement. Without this agreement, the legal access for this proposed subdivision is the existing JPE that accesses S. Northshore Dr.

The Subdivision Regulations require JPE's serving six (6) or more lots to be built to public street standards. A minimum pavement width of 22' is required. The existing pavement of the JPE serving the subdivision is approximately 16' wide. Knox County Department of Engineering and Public Works Staff is requiring the existing pavement to be upgraded to meet the 22' pavement width requirement. The end of the pavement for the JPE needs to be modified from a hammerhead to a cul-de-sac turnaround design with a 40' pavement radius. The off-set bulb design can be used.

**Action:** Approved **Meeting Date:** 12/14/2017

**Details of Action:**

**Summary of Action:** APPROVE variances 1-3 because existing site conditions restrict compliance with the Subdivision Regulations.

APPROVE the Concept Plan subject to 9 conditions:

**Date of Approval:** 12/14/2017 **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:**