

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SA-18-C Related File Number: 12-G-18-UR
Application Filed: 10/29/2018 Date of Revision:
Applicant: OSPREY LANDING, LLC

PROPERTY INFORMATION

General Location: South side of Osprey Point Ln, southeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 154 101.02, 101.03 Jurisdiction: County
Size of Tract: 4 acres
Accessibility: Access via Osprey Point Lane, a local road with 20' of pavement within a 150' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The site is just west of the I-140 interchange with S. Northshore Dr. To the west is an indoor self-storage facility developed in the OB (Office, Medical, and Related Services) zone and to the north (across Northshore Drive) is the Northshore Town Center mixed use development. There is detached residential uses to the east and west, developed in the A and PR zones.
Proposed Use: Detached residential subdivision Density: 2.25 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: 910 Osprey Point Ln
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: Osprey Point

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

Variances Requested:

- 1) Reduce the vertical curve at STA 4+40 from 389' (K=25) to 330' (K=21).
- 2) Reduce the driveway separation from 125' to 63'.
- 3) Reduce the ROW radius on the northwest corner of the property from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-3 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of this City of Knoxville Department of Engineering regarding the road connection to Osprey Point Lane.
5. Meeting all requirements of the Knox County Fire Prevention Bureau and Knox County Department of Engineering and Public Works regarding the turnaround at the end of the private right of way.
6. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
7. Establishing a property owners association prior to certification of the final plat for the subdivision that will be responsible for the maintenance of the private ROW, common areas and drainage system.
8. Submitting to Planning 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.

Comments: The applicant is proposing to develop this 4.04 acre site with 9 detached residential lots at a density of 2.23 du/ac. The subdivision will have access to Osprey Point Ln., a local street located on the southeast side of Northshore Dr., across from Northshore Town Center. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2.75 du/ac on October 11, 2018 (10-L-18-RZ). The Knox County Commission approved the rezoning request on November 19, 2018.

The applicant is requesting approval of a waiver to reduce the private ROW from 50' to 40' and the pavement width from 26' to 20'. The Planning Commission staff and Knox County Engineering and Public Works support this request, along with the other requested road variances. A turnaround for a fire truck must be installed at the end of the private ROW. If during design plan review it is determined that the proposed turn around is not sufficient, it will need to be adjusted and approved as part of the Final Plat.

There is a sinkhole/depression identified on Lot 2 that has a 50' buffer that extends into Lots 1-3. All structures must remain outside of the 50' buffer or a geotechnical report must be submitted to the Knox County Department of Engineering and Public Works. See condition #5.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

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).

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Summary of Action:

APPROVE variances 1-3 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval:

12/13/2018

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: