

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN



**File Number:** 12-SB-23-C **Related File Number:**  
**Application Filed:** 10/24/2023 **Date of Revision:**  
**Applicant:** NORTSHORE CONSTRUCTION, INC.

#### PROPERTY INFORMATION

**General Location:** North of side Lonas Dr, south side of Kim Watt Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 107 C B 035, 034 01 **Jurisdiction:** City  
**Size of Tract:** 3.37 acres  
**Accessibility:** Access is via Lonas Drive, a major collector with a pavement width of approximately 19 ft within a right-of-way that varies from 40 ft to 56 ft. Kim Watt Drive, a local street with a 20-ft pavement width within 38-ft of right-of-way, is located on the north side of the property.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Rural Residential  
**Surrounding Land Use:** North: Single family residential, agriculture/forestry/vacant Land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
South: Rural residential, single family residential - RN-1 (Single-Family Residential Neighborhood)  
East: Single family residential - RN-1 (Single-Family Residential Neighborhood)  
West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Proposed Use:** **Density:** 4.15 du/ac  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4425 LONAS DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood) (pending on parcel 107CB035, Case 11-D-23-RZ)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Nathan's Cove

**No. of Lots Proposed:** 14                      **No. of Lots Approved:**

**Variances Requested:** VARIANCES:  
1) Reduce the minimum intersection separation between Nathan's Cove Way and Shirley Way from 300 ft to 125 ft.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

- 1) Reduce the minimum private right-of-way width on Nathan's Cove Way and Nathan's Spring Way from 50 ft to 40 ft.
- 2) Reduce the minimum pavement width on Nathan's Cove Way and Nathan's Spring Way from 26 ft to 20 ft.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Samiul Haque

**Staff Recomm. (Abbr.):** Approve the requested variance to reduce the minimum intersection separation between Nathan's Cove Way and Shirley Way from 300 ft to 125 ft based on the following evidence of hardship.

- a. The reduction in the intersection separation is warranted due to the topography and location of the property. Providing access via Kim Watt Drive is challenging because of grade changes along the northern side of the property and a potential sight distance issue due to the horizontal curve of the local road.
- b. The topography and location of the property with respect to the adjacent streets create a situation that is unique to the property. The farthest point of the property along Lonas Drive is less than 300' from Shirley Way, so it is impossible to meet the requirement.
- c. Based on information submitted as part of the application, the purpose of this variance does not appear to be based exclusively upon a desire for financial gain but is the result of physical attributes of the property.
- d. The proposed road layout will not be detrimental to public safety or welfare, or injurious to other property or improvements in the neighborhood because left turn conflicts are not anticipated due to the low traffic volumes of Shirley way and the anticipated low traffic volumes of this 14-lot subdivision.

Approve the requested alternative design standards based on the recommendations of the City of Knoxville Engineering Department.

Approve the concept plan subject to 7 conditions.

- Staff Recomm. (Full):**
- 1. Approval of the RN-2 rezoning request by the City Council for the western parcel (11-D-23-RZ).
  - 2. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
  - 3. Certifying that the required sight distance is available along Lonas Drive in both directions, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase. The sight distance shall be certified using design grades at the driveway entrances before grading permits are issued for the site.
  - 4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
  - 5. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including, but not limited to, providing a revised drainage plan during the design plan phase.
  - 6. Providing the mail kiosk in a location and configuration that meets all applicable requirements of the United States Postal Service and City of Knoxville Department of Engineering requirements.
  - 7. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage system.

**Comments:**

This proposal is for a 14-lot subdivision for single-family houses. It consists of two existing parcels - 107CB03401 and 107CB035. The eastern parcel was rezoned from RN-1 to RN-2 earlier this year (7-V-23-RZ). The western parcel received approval from the Planning Commission for a similar rezoning request in November 2023 (11-D-23-RZ), but City Council approval is still pending. Final approval of this rezoning request is anticipated on 1/9/2024. Since the lots are designed with the dimensional standards of the RN-2 district (setbacks, minimum lot size of 5000 sf, minimum lot width of 50 ft), the concept plan will be valid only if the rezoning is approved.

The sight distance along Lonas Drive has been noted on the concept plans, but the City of Knoxville Engineering Department has determined this needs to be reevaluated based on certain AASHTO standards. The sight distance shall be revised and certified during the design phase, and this is a condition of the concept plan approval.

The parking area for the mail kiosk is shown to be located within the private right-of-way, which per Engineering comments, is not permitted. The parking area for the mail kiosk should have a 26-ft wide drive aisle and support a functional turnaround space on its own lot. However, this can be reconfigured during the design plan phase.

A preliminary grading and drainage plan was submitted as part of the initial submission. However, a revised plan was not submitted after modifications to the lot layout and roadway. This can also be handled during the final plan phase.

**VARIANCE**

The applicant is requesting a reduction of the minimum intersection separation from 300 ft to 125 ft from the development entry to Shirley Way. The entire property is less than 300' from Shirley Way, so it is impossible to meet the requirement. Shirley Way is a local street with low traffic volumes. Similarly, this 14-lot subdivision is anticipated to have low traffic volumes. Given the low traffic volumes expected, left turn conflicts are not anticipated. As stated previously, sight distance will be approved by City Engineering during the design plan process and a note verifying the certified distance shall be added to the plans.

**ALTERNATIVE DESIGN STANDARDS TO REDUCE THE MINIMUM PAVEMENT WIDTH**

The applicant is requesting a reduction of the minimum pavement width on the proposed private right-of-way from 26 ft to 20 ft. Adequate guest parking is provided within driveways (each lot has two parking spaces in the driveway and two parking spaces in the garage).

**Action:** Approved with Conditions **Meeting Date:** 12/14/2023

**Details of Action:**

**Summary of Action:** Approve the requested variance to reduce the minimum intersection separation between Nathan's Cove Way and Shirley Way from 300 ft to 125 ft based on the following evidence of hardship.

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Approve the requested alternative design standards based on the recommendations of the City of Knoxville Engineering Department.

Approve the concept plan subject to 7 conditions.

**Date of Approval:** 12/14/2023 **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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**