

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 12-SE-03-C                      **Related File Number:** 12-I-03-UR  
**Application Filed:** 11/10/2003              **Date of Revision:**  
**Applicant:** M.A. SCHUBERT, JR.  
**Owner:** M. A. SCHUBERT

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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### PROPERTY INFORMATION

**General Location:** North side of S. Northshore Dr., west side of Bickerstaff Bv.  
**Other Parcel Info.:**  
**Tax ID Number:** 145 32.03                      **Jurisdiction:** County  
**Size of Tract:** 18.73 acres  
**Accessibility:** Access is via Bickerstaff Bv. , a local boulevard street within a 60 right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned PR and RB residential and A agricultural. Development in the area consists of detached single family dwellings primarily in Kensington and Whittington Creek Subdivisions.  
**Proposed Use:** Detached single family subdivision                      **Density:** 1.81 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)  
**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:** Kensington  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 34      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Grade at intersection variance from 1% to 2% at the intersection of Bickerstaff Bv. and Road A.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations.  
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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Preparing a traffic study for review and approval by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation (TDOT) to determine if an east bound left turn lane in S. Northshore Dr. at Bickerstaff Bv is warranted. If warranted, the applicant shall construct the left turn lane per the requirements of the Knox County Dept. of Engineering and Public Works and TDOT. Construction of the left turn lane is to be completed before any building permits are issued in this unit of the subdivision.  
4. Renovating the existing boulevard opening on Bickerstaff Bv. at Botsford Dr. per the requirements of the Knox County Dept. of Engineering and Public Works.  
5. Show a minimum right-of-way dedication of 44' from the centerline of S. Northshore Dr. along the entire frontage of this site.  
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).  
7. Meeting all requirements of the approved Use-on-Review development plan.  
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.

**Comments:** This concept plan is for another unit in Kensington Subdivision. The development of this subdivision began in the mid 1970's. The earliest portion of the subdivision was developed on land that is zoned A (Agricultural). The lots in that unit of the development are one acre or larger in size. The remainder of the subdivision has been developed on land that is zoned RB (General Residential) and PR (Planned Residential). Lots in the newer portion of the subdivision are 90' to 115' wide. The depth of the lots vary throughout the project. The proposed plan will add 34 lots to the subdivision. Approximately 275 lots have been previously approved and recorded in Kensington Subdivision.

Based on the total number of lots in the subdivision and the current traffic count on S. Northshore Dr., staff believes that a left turn lane at the intersection of Bickerstaff Bv. and S. Northshore Dr. is warranted. As a condition of approval of this plan, staff will require the applicant to have a traffic study prepared to determine if a left turn lane is warranted. This traffic study is to be reviewed and approved by the Knox County Dept. of Engineering and Public Works and the Tennessee Dept. of Transportation.

**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 all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 use will not draw additional traffic through residential areas.
3. The recommended density of this site is 5 dwelling unit per acre. The proposed 1.81 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.81 du/ac is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 12/11/2003

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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**Summary of MPC action:**

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations.  
 APPROVE the concept plan subject to 8 conditions (and a note to report back if a turn lane is not requested at final plat stage)

**Date of MPC Approval:**

12/11/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**