

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SF-04-C **Related File Number:** 12-J-04-UR
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: KNOXVEST, LLC
Owner: JAMES DORAN COMPANY

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of S. Northshore Drive, west side of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 154 38.01,89,95,98 & 99 **Jurisdiction:** City
Size of Tract: 141.65 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a pavement width of 22' within a 50' right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The subject property, a large vacant site, is located on the northwest side of the I-140/S. Northshore Dr. interchange, in an area that has been experiencing significant residential, commercial and office development in recent years. Specifically, several office buildings and major retail and highway serving businesses have been developed on the east side of the interstate. Newer residential development has occurred throughout the area.
Proposed Use: Single family detached and single family attached residential development **Density:** 6.07 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)
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: Northshore Town Center

Surveyor: Barge, Waggoner, Sumner & Cannon

No. of Lots Proposed: 270 No. of Lots Approved: 0

Variances Requested: See attached

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 variances 1-12 because the proposed variances meet the requirements of the TC-1 district and AASHTO requirements and will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Providing a right-of-way dedication along S. Northshore Dr. equal to or greater than 50' from the existing centerline or as needed to accomplish the required improvements whichever is greater.
3. Compliance with the City of Knoxville Stormwater and Street Ordinance except where specifically varied by the approval of this concept plan.
4. Construction of the proposed east bound left turn lane and west bound right turn lane at the proposed S. Northshore entrance prior to the issuance of any occupancy permits within this development.
5. Providing signalization at the intersection of S. Northshore Dr and the proposed entrance road when traffic warrants are met to the satisfaction of the Tenn. Dept. of Transportation.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tennessee Valley Authority and the U.S. Army Corp of Engineers.
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
9. Meeting all requirements of the approved use on reviews for this site (3-C-04-UR and 12-J-04-UR).
10. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The initial use on review for Northshore Town Center was approved on March 11, 2004 by MPC. That approval was for a conceptual plan for the development of this 141 acre site. The plan proposes a large commercial and office development, apartments, single family and townhouse residences and public and private open space. At that time it was noted that future approvals by MPC would be necessary before this project could go forward.

The developers are now before MPC requesting approval of their concept subdivision plan for 270 lots and the use on review required in order to construct the proposed dwellings on these lots. This will be first phase of the Northshore Town Center development to be constructed. The plan is very similar to the previously approved conceptual plan. Included with this plan are two proposed public parks, a public greenbelt, numerous common areas and a private swimming pool that will be maintained by the owners association. Additionally, the developers will be making improvements to S. Northshore Dr. as part of this phase of the project.

At the intersection of S. Northshore Dr. and the proposed entrance road, the developer will construct a west bound right turn decel lane and an east bound left turn lane. Since S. Northshore Dr. is a State maintained roadway, the applicants will have to obtain design approval from the Tenn. Dept. of Transportation. A traffic signal will be installed at this intersection by the developer at the time the traffic warrants can be met to justify its installation. Additional improvements to S. Northshore Dr. and the I-140 interchange will be made by the developers as this project progresses.

As the entrance road comes onto the site it pass between two ponds that are considered to be part of Ft. Loudon Lake. Due to the proximity of the proposed subdivision road to the ponds at the entrance to the development, permits will be required from the Tennessee Valley Authority, the U.S. Corp of Engineers and the Tennessee Dept of Environment and Conservation before any fill can be placed in the area to bring the proposed road up to grade. Additionally, the developers will be requesting permission to place fill in an existing sinkhole area. Prior to commencing this fill operation, this request must be reviewed and approved by the Tenn. Dept. of Environment and Conservation.

Road widths will vary greatly within this development. Variances will be recommended for approval by the staff to permit narrow streets within this development. The existing Subdivision Regulations were written to regulate subdivisions with large lots on wide streets. The TC-1 (Town Center) and the TND-1 (Traditional Neighborhood Development) districts were established to permit developments that will reflect the streetscape of the older "traditional" neighborhoods. This includes narrow street widths, sidewalks and decreased front and side setbacks. The streets within this project are being designed for a twenty mile-per-hour design speed. Traffic calming will be included which will contribute to holding the speeds down. The streets will be designed to meet the AASHTO design guidelines.

The residential development will consist of detached single family dwellings and townhouses. Each dwelling will occupy a lot. The lots for the townhouses are 22' to 40' wide. The detached single family houses will be located on lots that are 40' to 66' feet wide. The single family residential development will occupy 21.5 acres. The townhouses will be located on 9.17 acres of the site. Common areas being provided in this development add up to 3.7 acres. Finally, the proposed public parks will occupy 10.12 acres. Staff will require the applicant to submit detailed development plans for the proposed public parks. The park plans will have to be reviewed and approved by the MPC Executive Director and the Director of the Knoxville Recreation Dept.

The developers and staff have met a number of times since the conceptual plan was approved on March 11, 2004. The staff has been in discussions with other communities regarding their regulations of traditional neighborhoods and with the design team that has been working on the Northshore Town Center project. On today's MPC agenda staff has a set of proposed amendments to the present TC-1 and TND-1 zoning districts regulations that reflect the growing national experience in dealing with this type of development. These amendments are not being proposed to solely meet the needs of this development. Therefore, some variances to the zoning regulations will be required in order for this development to proceed as planned. Specifically, some of the lots will require variances that deal with lot area coverage, minimum lot width or minimum lot size. Staff will not oppose these variances.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on utility services since water, sewer, electric and natural gas utility have the capacity to serve this development.
2. Based on the number of proposed dwellings, this development is expected to have 143 children under the age of 18.
3. The proposed residential development is consistent in use and density with the recent rezoning of the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the needed variances, the proposed residential development meets the standards for development within a TC-1 zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Southwest County Sector Plan proposal of mixed uses consisting of residential, office and commercial development. The TC-1 zoning approved for this site will allow a density up to 16.0 du/ac. At a proposed density of 6.06 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development

can proceed.

MPC Action:

Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

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Date of MPC Approval:

12/9/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: