

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 2-SC-23-C Related File Number: 2-B-23-DP
Application Filed: 12/27/2022 Date of Revision:
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Southeast side of Northshore Dr, northeast of Choto Rd
Other Parcel Info.:
Tax ID Number: 162 062 Jurisdiction: County
Size of Tract: 11.65 acres
Accessibility: Access is via S. Northshore Drive, a minor arterial with 19-ft of pavement width within a 68-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential -- A (Agricultural), PR (Planned Residential)
South: Single family residential, agricultural, and self-storage -- A (Agricultural), PR (Planned Residential), CN (Neighborhood Commercial)
East: Single family residential and rural residential -- PR (Planned Residential), A (Agricultural)
West: Single family residential -- PR (Planned Residential), A (Agricultural)
Proposed Use: Attached and detached residential subdivision Density: 5 du/ac
Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 12320 S NORTHSHORE DR
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: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Loy Farms

No. of Lots Proposed: 57 No. of Lots Approved: 0

Variances Requested: VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'A' at curve C1.
2. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road 'A' at curve C2.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report.

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 the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 15 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to certification of the plat for the first phase of this subdivision, verifying the acreage of the PR (Planned Residential) zoning for the entire subdivision. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 5 du/ac zoning. If the acreage of the subdivision is less than the 11.40 acres stated on the plan, then lots must be eliminated to come into compliance with the PR zoning.
4. Revise the asphalt trail along the S. Northshore Drive to extend along the Northshore Drive frontage. The design details for the trail and location will be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
5. Providing a common area strip with a 25-foot depth along the S. Northshore Drive frontage where adjacent to double frontage lots (Lot 51-55).
6. The sight distance shall be certified to be 400 feet in both directions by a licensed surveyor, using design grades, at the entrance before grading permits are issued for the site.
7. Provide access to detention pond #2 per the requirements of Knox County Engineering and Public Works during the design plan phase.
8. Provide a minimum 25-ft of road frontage for each lot.
9. 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. Any lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
10. Increase the right-of-way width at the boulevard entrance per the requirement of Knox County Engineering and Public Works during the design plan phase.
11. All intersection and cul-de-sac right-of-way and curb radii must meet the minimum standards of the Subdivision Regulations.
12. Signs shall not be located in the boulevard median.
13. Meeting all applicable requirements of the Knox County Zoning Ordinance.
14. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
15. Before certification of the final plat for the subdivision, establish a property owners association or

other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments:

This proposal is a 57-lot subdivision on approximately 11.4 acres at a density of 5 du/ac. The subdivision includes 56 attached and 1 detached house. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in November 2020 (10-M-20-RZ).

A paved trail is proposed along the S. Northshore Drive frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details and location will be determined during the design plan phase per condition # 4. Knox County plans to extend the Concorde greenway through this portion of S. Northshore Drive, however, the greenway will be on the opposite side of Northshore Drive. The trail on the subject site is to match the existing greenway along the frontage of the commercial properties to the west, to provide pedestrian access to the commercial node at Choto Road.

Action:

Approved with Conditions

Meeting Date: 2/9/2023

Details of Action:

Summary of Action:

Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 15 conditions.

Date of Approval:

2/9/2023

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: