

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: JMP Development on Northshore Drive, Unit 2

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 61 No. of Lots Approved: 0

Variances Requested:

1. Horizontal curve variance on Road "B" at station 19+50 from 250' to 100'.
2. Intersection grade variance on Road "A" at S. Northshore Dr., from 1% to 2%.
3. Vertical curve variance on Road "A" at station 0+60, from 150' to 80'.
4. Vertical curve variance on Road "A" at station 1+60, from 175' to 80'.
5. Broken-back curve tangent length variance on Road A at station 3+50, from 150' to 79'.
6. Broken-back curve tangent length variance on Road A at station 9+00, from 150' to 127'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-6 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 15 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (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 and obtaining all required permits from the Tennessee Department of Environment and Conservation & Tennessee Valley Authority.
5. Final details for the entrance road and addition of left turn, decel, and accel lanes in S. Northshore Dr. shall be worked out at the Design Plan phase of this project, subject to final approval by MPC Staff, the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along S. Northshore Dr.
8. Place a note on the final plat that all lots (except Lot 63) will have access only to the internal street system.
9. Connection to either Hartsville Dr. or Smoke Rise Ln., existing streets in Rivercrest Subdivision that are designed as a stub-out streets to this property. Any subdivision variances for this connection may need to come back to the MPC as a revised concept plan.
10. Providing a revised Concept Plan identifying the 2.58 acre parcel located on the western end of the property as Lot 63.
11. Providing a revised Concept Plan, changing note 14 to read: "Lot 62 will consist of no more than 50 single-family attached or condominium units subject to a Use-on-Review approval by the MPC. Access for all units will be through Road "D".
12. Prior to final plat approval, record a line of sight easement across Lot 41 in order to provide the needed sight distance for the curve in Road "B".
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
14. Meeting all requirements of the approved use on review development plan.
15. 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: The applicant is proposing to divide this 49.98 acre tract into three development parcels. The main tract of 32.37 acres, located in the center of the property, will be subdivided into 61 lots for single-family

detached residences at a density of 1.88 du/ac. The second tract of 15.03 acres (Lot 62), located on the eastern side of the property, is proposed for future development for up to 50 single-family attached units at a density of 3.33 du/ac. The third tract of 2.58 acres (to be designated as Lot 63), located at the western end of the property, is identified for future development with no use designation. The proposed density for the entire property is 2.22 du/ac. The PR zoning for this property allows 1-3 du/ac. The future development sites will require MPC approvals. Due to the location of a sink hole on the eastern side of Lot 63, access to this property will not be through the internal road system for the subdivision. This site has development limitations because of the sink hole and sight distance problems along S. Northshore Dr.

At the request of Staff, the applicant has submitted a Traffic Impact Study for the proposed development. This study has been review by staff from the Knox County Department of Engineering & Public Works, Tennessee Department of Transportation and MPC. The applicant has submitted a revised Traffic Impact Study in response to a letter from MPC Staff. The traffic analysis is based on 61 single-family detached lots and up to 50 single-family attached units. The applicants original request was for up to 80 single-family attached units and is now revised to 50 single-family attached or condo units to reflect the analysis in the Traffic Impact Study. Any request for additional units will require the submission of a revised Traffic Study.

MPC Action:

Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (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 and obtaining all required permits from the Tennessee Department of Environment and Conservation & Tennessee Valley Authority.
5. Final details for the entrance road and addition of left turn, decel, and accel lanes in S. Northshore Dr. shall be worked out at the Design Plan phase of this project, subject to final approval by MPC Staff, the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along S. Northshore Dr.
8. Place a note on the final plat that all lots (except Lot 63) will have access only to the internal street system.
9. Deleted by Planning Commission
10. Providing a revised Concept Plan identifying the 2.58 acre parcel located on the western end of the property as Lot 63.
11. Providing a revised Concept Plan, changing note 14 to read: "Lot 62 will consist of no more than 50 single-family attached or condominium units subject to a Use-on-Review approval by the MPC. Access for all units will be through Road "D".
12. Prior to final plat approval, record a line of sight easement across Lot 41 in order to provide the needed sight distance for the curve in Road "B".
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
14. Meeting all requirements of the approved use on review development plan.
15. 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.

Summary of MPC action:

APPROVE variances 1-6 because of topography, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 15 conditions excluding Condition 9.

Date of MPC Approval:

2/8/2001

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: