

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 3-SB-15-C **Related File Number:** 3-E-15-UR
Application Filed: 1/26/2015 **Date of Revision:**
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., southwest side of Knightsbridge Dr.
Other Parcel Info.:
Tax ID Number: 145 015 **Jurisdiction:** County
Size of Tract: 15.25 acres
Accessibility: Access is via Knightsbridge Dr. a public street that provides access from Lyons Crossing Subdivision to S. Northshore Dr.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Lyons Crossing Subdivision / PR (Planned Residential)
South: Lyons Crossing Subdivision / PR (Planned Residential)
East: Vacant land / A (Agricultural)
West: Lyons Crossing Subdivision / PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.15 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: 8601 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lyons Crossing - Final Phase
No. of Lots Proposed: 48 No. of Lots Approved: 48
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): 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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Revise the concept plan to identify the Floodway boundaries along the back of Lots 1-9. The final plat shall include the required minimum floor elevations for buildings on Lots 1-9.
4. During the design plan stage of the subdivision, a determination will be required on whether the drainage area from the pond site (Lots 30-33) to the stream along S. Northshore is a stream and subject to buffer requirements. That determination may require the approval of a new concept plan.
5. Installation of improvements to Knightsbridge Dr. that includes a modification to the median opening in Knightsbridge Dr. to improve the turning radius into the proposed street, and widening the exiting lane on Knightsbridge Dr. (from the new street to S. Northshore Dr.), from 22' to 24' and reestablishing the right and left turn lanes at the intersection with S. Northshore Dr. The details for the changes to Knightsbridge Dr. will be addressed during the design plan stage of the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots shall have access only to the internal street system.
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: The applicant is proposing to subdivide this 15.25 acre site into 48 lots at a density of 3.15 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 3.25 dwellings per acre on January 8, 2015 at which time the Planning Commission recommended approval of the request with a density of up to 3.15 du/ac. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.15 du/ac on February 23, 2015.

Access for the subdivision will be from Knightsbridge Dr. directly across from Oxford Dr. There will be no direct access from the proposed subdivision to S. Northshore Dr. The Knox County Department of Engineering and Public Works is recommending that the applicant modify the median opening in Knightsbridge Dr. to improve the turning radius into the proposed street and also widen the exiting lane on Knightsbridge Dr. (from the new street to S. Northshore Dr.), from 22' to 24' and reestablish the right and left turn lanes at the intersection with S. Northshore Dr.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along all exterior boundaries of this Subdivision. The 35' peripheral setback will remain along S. Northshore Dr. There will be a 20' setback along Knightsbridge Dr. The PR zoning district allows the Planning Commission to reduce the peripheral setback down to 15'.

Action: Approved Meeting Date: 3/12/2015

- Details of Action:
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drainage area from the pond site (Lots 30-33) to the stream along S. Northshore is a stream and subject to buffer requirements. That determination may require the approval of a new concept plan.

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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.

Summary of Action: APPROVE the concept plan subject to 8 conditions

Date of Approval: 3/12/2015 **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:		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:	