CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SA-14-C Related File Number: 4-B-14-UR

Application Filed: 2/24/2014 Date of Revision:

Applicant: THE CAPE PROPERTIES



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., northeast of Woodridge Dr.

Other Parcel Info.:

Tax ID Number: 133 K C 001, 002 & 003 **Jurisdiction:** City

Size of Tract: 4.78 acres

Accessibility: Access is via S. Northshore Dr., a major arterial street with 20' of pavement width within 50' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: North: Residences / R-1 (Low Density Residential) and RA (Low Density Residential)

South: Vacant land and residences / R-1 (Low Density Residential) and RA (Low Density Residential)

East: Residential parking and shopping center / RP-1 (Planned Residential) and C-3 (General

Commercial)

West: Residences / PR (Planned Residential) and RP-1 (Planned Residential)

Proposed Use: Detached Residential Subdivision Density: 2.51 du/ac

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 7805 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Cape at Rocky Hill

No. of Lots Proposed: 12 No. of Lots Approved: 12

Variances Requested: 1. Variance for reduction of the K Value for the vertical curve at STA 0+79.98, from 25 to 15.

2. Variance for reduction of the K Value for the vertical curve at STA 3+16.22, from 25 to 19.

3. Variance for reduction of the minimum intersection spacing from the proposed subdivision street to

Myart Ln., from 400' to 162'.

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 variances 1-3 because existing site conditions and topography restrict compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knoxville (City Ord. 0-280-90).

3. Installation of the sidewalk as identified on the concept plan. Sidewalks shall meet all applicable requirements of the City of Knoxville and Americans with Disabilities Act (ADA), and shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Obtaining a street connection permit from the Tennessee Department of Transportation.

6. 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 4.78 acre tract into 12 lots at a density of 2.51 du/ac. The

Planning Commission recommended approval of the rezoning of the property from O-1 (Office, Medical, and Related Services) to RP-1 (Planned Residential) at a density of up to 3 du/ac on February 13, 2014. The Knoxville City Council approved the rezoning request (2-B-14-RZ) for this property on second reading on March 18, 2014 at a density of up to 3 du/ac. Access will be provided to all lots by a

Joint Permanent Easement (JPE) off of S. Northshore Dr.

The JPE is required to meet public street standards. A sidewalk will be provided on one side of the street within the subdivision extending along S. Northshore Dr. to the eastern property line. The sidewalk shall be installed at the time the street improvements are installed for the subdivision.

Action: Approved Meeting Date: 4/10/2014

Details of Action:

Summary of Action: APPROVE variances 1-3 because existing site conditions and topography restrict compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of Approval: 4/10/2014 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:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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