

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SD-24-C Related File Number: 4-F-24-DP
Application Filed: 2/26/2024 Date of Revision:
Applicant: BODAK, LLC

PROPERTY INFORMATION

General Location: South side of S Northshore Dr, west side of Harvey Rd
Other Parcel Info.:
Tax ID Number: 169 008 Jurisdiction: County
Size of Tract: 4.68 acres
Accessibility: Access is via S Northshore Dr, a minor arterial with a pavement width of 18.5 ft within a 70-ft right-of-way, and Harvey Rd, a minor collector with a pavement width of 19 ft within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - PR (Planned Residential) at up to 3 du/ac
South: Agriculture/forestry/vacant - A (Agricultural)
East: Public/quasi public land (church), single family residential, agriculture/forestry/vacant land - A (Agricultural)
West: Residential subdivision in Loudon County
Proposed Use: Detached residential subdivision Density: 3.017 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: 0 S NORTSHORE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
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: Bodak LLC on Northshore Drive

No. of Lots Proposed: 14 **No. of Lots Approved:** 14

Variances Requested: VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING
COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC
WORKS APPROVAL
None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the concept plan subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. During the design plan phase, verify that the driveway of lot 1 has the required 100-ft corner clearance according to Article 3.51.02.C of the zoning ordinance. Change in the driveway location or approval of any necessary BZA variance shall be required if this cannot be verified.
3. During the design plan phase, confirm that the corner radii of lot 1 and common area 1 meets all applicable requirements of the subdivision regulations, including Section 3.04.J.2 and Section 3.04.N. All paved surfaces of the proposed public road must be within the public right-of-way.
4. Meeting all applicable requirements of the Knox County Engineering and Public Works department.
5. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

Comments: This is a 14-lot subdivision on approximately 4.68 acres with access from Northshore Drive and Harvey Road. There is a blue line stream running through the property, essentially splitting the development into two parts. There are 12 lots with frontage on the proposed internal public right-of-way off of Northshore Drive, and 2 lots with frontage on Harvey Rd.

The subject parcel was part of a larger 24-acre rezoning to PR with up to 3 du/ac (2-L-03-RZ), which included The Oaks subdivision to the north across Northshore Drive. The Oaks subdivision was approved for 56 units on 19 acres (4-I-03-UR), which yielded a density of 2.95 du/ac. This plan proposes a density of 3 du/ac on approximately 4.68 acres.

The property boundaries run along the center of Northshore Drive and Harvey Road as no right-of-way was ever dedicated for these public roads. Since there are no established road lines here, the 35' peripheral boundary is measured from a distance of 20' from the street centerlines, according to Article 3.30.03 of the zoning ordinance.

There are existing sewer easements that run through the property (along the marked 'sewer line to be abandoned'), which are not shown on the concept plan. These easements would either need to be released or be shown on the final plat before the plat can be certified.

Action: Approved with Conditions **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the concept plan subject to 5 conditions.

Date of Approval: 4/11/2024 **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: