

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lakecove Subdivision, Revised

No. of Lots Proposed: 56 **No. of Lots Approved:** 56

Variances Requested:

1. Reverse curve tangent variance on Road B between curves B2 and B3, from 50' to 40.85'.
2. Intersection spacing variance on Road B between Road E and Road F, from 125' to 100'.
3. Vertical curve variance on Road A at Sta 10+35, from 68.75' to 45'.
4. Vertical curve variance on Road C at Sta 40+50, from 75' to 50'.

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 1-4 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 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. Placing a note on the final plat that all lots will have access from the internal road system only except for Lot 25 that has access to S. Northshore Dr. Access for other lots or residences to S. Northshore Dr. is prohibited.
4. The existing access easement for Parcel 58.09 out to S. Northshore Dr. shall be released prior to the recording of the final plat for that portion of the subdivision.
5. Due to the shallow building area on Lot 27, eliminate the lot and combine the property with the adjoining lots.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
8. Construction access for the subdivision shall only be from Choto Rd.
9. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
10. 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 28.14 acre site into 56 detached residential lots at an overall density of 1.99 du/ac. Access to the subdivision is via Choto Rd., a minor collector street.

The Knox County Commission approved the rezoning of Parcels 58.01, 58.10 & 60.01 to PR (Planned Residential) at a density of up to 3 du/ac on November 20, 2006. The Commission also approved the rezoning request for Parcel 62.02 to PR at a density of up to 3 du/ac on January 22, 2007. The Planning Commission has recommended approval of a rezoning request for Parcel 58.09 to PR at a density of up to 3 du/ac on April 12, 2007. The Knox County Commission will consider that request on May 29, 2007.

The Planning Commission has approved two concept plans. The last approval on January 11, 2007 was for 52 lots on 26.2 acres. This revised concept plan includes the addition of Parcel 58.09 and a number of revisions to the previous plan on street alignment, street turnaround design and lot configuration.

With the proposed revisions to the concept plan, the applicant has shifted the alignment of Road B away from the lake front lots allowing larger building sites on Lots 39-43. In doing this they have created, in Staff's opinion, a substandard lot (Lot 27) on the northwest side of the street. The lot that has been created is a wide shallow lot with an average building area depth of only 33.5' (20' - 47'). With

the size of homes typically built in lake front subdivisions, this lot would not be buildable without variances from the street or peripheral setback requirements. Lots should not be approved that would create the need for zoning variances. Staff would recommend against any variance request since there is no true hardship. Staff is recommending that Lot 27 be eliminated and the property be combined with adjoining lots.

Approval of the concept plan is subject to agreement by Mr. Garland, the owner of Parcel 58.09, on the subdivision of his property and the release of the existing access easement out to S. Northshore Dr.

MPC Action:

Approved as Modified

MPC Meeting Date: 5/10/2007

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. Placing a note on the final plat that all lots will have access from the internal road system only except for Lot 25 that has access to S. Northshore Dr. Access for other lots or residences to S. Northshore Dr. is prohibited.
4. The existing access easement for Parcel 58.09 out to S. Northshore Dr. shall be released prior to the recording of the final plat for that portion of the subdivision.
(Deleted May 10, 2007 by Commission)
5. Due to the shallow building area on Lot 27, eliminate the lot and combine the property with the adjoining lots.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
7. Construction access for the subdivision shall only be from Choto Rd.
8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
9. 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 1-4 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 9 conditions (Note condition 5 deleted)

Date of MPC Approval:

5/10/2007

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: