

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SA-19-C Related File Number:
Application Filed: 4/22/2019 Date of Revision: 9/26/2019
Applicant: NMI RESIDENTIAL INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Thunderhead Road, South side of Horizon Road, East and west side of Clingsman Dome Drive, North of Boardwalk Boulevard.

Other Parcel Info.:

Tax ID Number: 154 09804 (PART OF) & 09817 OTHER: 154FG001-012, **Jurisdiction:** City

Size of Tract: 4.44 acres

Accessibility: Access is via Thunderhead Road, a local street with a pavement width of 20' and a right-of-way width of 50'; via Horizon Drive, a local street with a pavement width of 20' and a right-of-way width of 50'; and via Clingmans Dome Drive, a local street, with a pavement width of 25' and a right-of-way width of 50'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center mixed use development. The neighborhood is developed with a mix of detached and attached residential units and the commercial portion of the town center is developed with a mix of office and commercial uses, and an apartment complex and an elementary school.

Proposed Use: Attached and detached residential subdivision **Density:** 7.7 du/ac

Sector Plan: Southwest County **Sector Plan Designation:**

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

Neighborhood Context:

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

Street: 1830 Thunderhead Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)

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: Beau Monde Ph 3, Northshore Town Center Ph II

No. of Lots Proposed: 35 No. of Lots Approved: 35

Variances Requested: 1) Variance to reduce the private right-of-way width from 40 feet to 20 feet for the alleys only.
2) Variance from section 3.04.K.3. to eliminate the requirement for a cul-de-sac at the terminus of Clingmans Dome Drive at the intersection with alley D-8.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the proposed variances meet the requirements of the TC-1 district and will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installing the sidewalk as identified on the concept plan and meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Revising the eastern terminus of Clingmans Dome Drive at the intersection of with Alley D-8 as required by the Knoxville Department of Engineering during design plan review.
6. Installing the landscape screening according to condition #5 in the Use On Review approval 12-J-04-UR; "Provision of a detailed landscape plan for the area behind the town houses (located on the southeast portion of the property). The plan should depict a mix of large maturing evergreen trees and small native trees to provide a screen to the adjacent parking lot."
7. Submitting a Traffic Impact Study (TIS) update letter for review and approval by Planning and Knoxville Department of Engineering staff during design plan review.
8. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for 17 detached and 18 detached residential lots in the Beau Monde neighborhood in the Northshore Town Center development and includes roads that were previously approved but not constructed. The neighborhood was originally approved in 2004 with 121 detached and 149 attached residential lots. The total number of platted lots, including those in this request, will be 116 detached and 82 attached residential lots. Only five additional detached lots can be platted before a new Use On Review approval is required.

The detached house lots will be on the east side of Clingsman Dome Drive and the south side of Chimney Top Lane. There are currently 11 townhouse lots and previously proposed open space that will be resubdivided into 13 detached residential lots. The lots on the east side of Clingmans Dome Drive, across from the north terminus of Horizon Drive, are new residential lots where commercial development was previously proposed. When Target was constructed it cut off access from the commercial portion of the Northshore Town Center development.

The townhouse lots will be located on the east side of Thunderhead Road and on the south side of Horizon Drive. Townhouse lots were platted in these locations and then subsequently eliminated by the property owner. This proposal reestablishes townhouse lots and alleys (private right-of-way) in a very similar arrangement.

When the Beau Monde subdivision was originally proposed, several variances to the subdivision regulations were approved to allow the public roads and private alleys to be constructed as intended by the Town Center zoning. This Concept Plan includes two new variance requests; to reduce the private right-of-way width from 40' to 20' for the new alleys to match the existing alleys and to eliminate

the required cul-de-sac at the eastern end of Clingmans Dome Drive because it connects to alley D-8 that will serve as the turnaround. The alley and right-of-way design may need to be modified during permitting to allow for the turnaround to function properly.

Action: Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the proposed variances meet the requirements of the TC-1 district and will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval: 11/14/2019

Date of Denial:

Postponements: 6/12/2019 -
10/10/2019

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: