

# 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

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**File Number:** 6-SC-03-C                      **Related File Number:** 6-J-03-UR  
**Application Filed:** 5/12/2003              **Date of Revision:**  
**Applicant:** ATB INVESTMENTS, LP  
**Owner:** ATB INVESTMENTS, LP

#### PROPERTY INFORMATION

**General Location:** Northeast side of S. Northshore Dr., north of Sandpiper Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 153 079                      **Jurisdiction:** County  
**Size of Tract:** 11.29 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with a pavement width of 22' within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residence & vacant land  
**Surrounding Land Use:** The site is in an area of single family development that has occurred in the PR and RA residential zones  
**Proposed Use:** Detached single family subdivision                      **Density:** 1.95 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:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**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:** Leadenhall  
**Surveyor:** Silvus  
**No. of Lots Proposed:** 22      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 150' at sta. 0+98 of Road A.  
2. Horizontal curve variance from 250' to 150' at sta. 2+42 of Road A.  
3. Variance of pavement width from 26' to 24' (two 12' driving lanes).  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 9 conditions  
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. Obtaining a street connection permit from the Tenn. Dept. of Transportation.  
4. Posting Road A for "no parking" per the requirements of the Knox County Dept. of Engineering and Public Works.  
5. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.  
6. All drainage from the structures and the roads in this development is to be routed through the detention basin on the west end of the site. Approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.  
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.  
8. Meeting all requirements of the approved Use-on-Review development plan.  
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.  
**Comments:** The applicant is proposing a detached single family subdivision containing 22 lots. Access to the subdivision will be via S. Northshore Dr. The applicant has applied for the required street connection permit from the Tenn. Dept. of Transportation. The development plan shows the incorporation of sidewalks, landscaping and generous common areas within the subdivision.

Drainage from this project is a major concern of the staff and neighboring property owners. Kincer Farms Subdivision which adjoins this proposed development is already experiencing drainage problems. Local residents have expressed concerns regarding the development of this site due to the existing drainage problems in the area. This applicant has proposed a plan that will take the drainage from a large portion of this site that is draining into Kincer Farms and redirect it into another existing drainage way. While redirecting the drainage will not solve the existing drainage problems, it should result in less water from this site contributing to the problem.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to S. Northshore Dr. via the internal road system of the project.
4. Drainage from the impervious surfaces in this development will be directed to the front of the site and away from Kincer Farms Subdivision.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-2 dwellings per acre. The proposed 1.95 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 2 du/ac, which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/12/2003

**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. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
4. Posting Road A for "no parking" per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
6. All drainage from the structures and the roads in this development is to be routed through the detention basin on the west end of the site. Approval of the detailed drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved Use-on-Review development plan.
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**Summary of MPC action:**

APPROVE variances 1-3 because the site's 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

**Date of MPC Approval:**

6/12/2003

**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:**