

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

Suite 403 • City County Building
400 Main Street
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

File Number: 6-SC-08-C **Related File Number:**
Application Filed: 5/5/2008 **Date of Revision:**
Applicant: VAUGHN & MELTON

PROPERTY INFORMATION

General Location: South side of Tennessee River, north side of Langford Ave. from Barber St. east to Lincoln St. and its intersection with Sevier Ave.
Other Parcel Info.:
Tax ID Number: 95 O A 29-32, 095OC001 & 25-28 & OTHER: 095OB014 A **Jurisdiction:** City
Size of Tract: 22.246 acres
Accessibility: Access is via the existing street network including Sevier Ave., Barber St., Claude St., Dixie St., Langford Ave., Lincoln St., and Phillips Ave.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed businesses and vacant land
Surrounding Land Use: North: Tennessee River / F-1 (Floodway)
South: Residences / SW-1 (Old Sevier, Scottish Pike - South Waterfront)
East: Residences and mixed businesses / SW-4 (City View, Campus Cove & Quay Village - South Waterfront)
West: Petroleum business and residences / SW-2 (River Road, Goose Creek Row & Island Home Avenue - South Waterfront)
Proposed Use: Expanded street network and future development parcels in the Knoxville South Waterfront. **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-2 (River Road, Goose Creek Row & Island Home Avenue - South Waterfront) & SW-4 (City View, Campus Cove & Quay Village - South Waterfront)
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: South Knoxville Waterfront

No. of Lots Proposed: 13 No. of Lots Approved: 13

- Variations Requested:
1. Corner radius variance at the intersections of Barber St. with Langford Ave. and River Rd., from 25' to 0' as shown on the concept plan.
 2. Corner radius variance at the intersections of Claude St. with Langford Ave. and River Rd., from 25' to 0' as shown on the concept plan.
 3. Corner radius variance at the intersections of Dixie St. with Langford Ave. and River Rd., from 25' to 0' as shown on the concept plan.
 4. Corner radius variance at the intersections of Barber St. with Langford Ave. and River Rd., from 25' to 0' as shown on the concept plan.
 5. Corner radius variance at the intersections of E St. with Langford Ave. and River Rd., from 25' to 15' as shown on the concept plan.
 6. Corner radius variance at the intersections of Phillips Ave. with E. St. and Lincoln St., from 25' to 15' and 25' to 0' as shown on the concept plan.
 7. Reduction of required right-of-way for a local street, from 50' to 42' for Phillips Ave. and E ST. as shown on the concept plan.
 8. Variance from the turnaround standards for a dead-end public street for the west end of River Rd.
 9. Vertical curve variance on Barber St. at STA 13+60, from 135.5' to 54.74'.
 10. Vertical curve variance on Claude St. at STA 10+75, from 201.75' to 100'.
 11. Vertical curve variance on Claude St. at STA 12+40, from 204.25' to 40'.
 12. Vertical curve variance on Dixie St. at STA 10+60, from 170.25' to 80'.
 13. Vertical curve variance on Dixie St. at STA 12+00, from 170.25' to 40'.
 14. Vertical curve variance on Phillips Ave. at STA 10+65, from 112.25' to 50'.
 15. Street grade variance of less than 1% on River Rd. from STA 11+00 to 21+92.11.
 16. Street grade variance of less than 1% on E St. from STA 10+00 to 11+25.
 17. Street grade variance of less than 1% on Langford Ave. from STA 10+28.05 to 15+10.

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 1-17 because street design complies with the Form Based Code or site's topography restricts compliance with the Subdivision Regulations.

APPROVE the Concept Plan subject to 8 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 Knoxville (City Ord. 0-280-90).
 3. The roundabout street design at the intersection of Sevier Ave., Island Home Ave. and Lincoln St., shall comply with the Federal Highway Administration's roundabout design guidelines and is subject to review and approval at the design plan stage of the subdivision.
 4. Approval of the proposed street sections that are not in compliance with the Knoxville Waterfront Form Based Development Code streetscape standards and specific designation on the Regulating Plan (see comment below) will be subject to either Knoxville Board of Zoning Appeals variances or amendment to the Form Based Development Code. This action must be taken prior to approval of the Design Plan for the subdivision.
 5. Working with the Knoxville Engineering Division at the design plan stage of the subdivision to reduce the degree of variance for the vertical curves (#'s 9-14). For all vertical curves with a K value of less than 15 will require a stop condition.
 6. Meeting all applicable requirements of the Knoxville Engineering Division.

7. Meeting all applicable requirements of the Knoxville Zoning Ordinance and the Knoxville Waterfront Form Based Development Code.

8. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the South Waterfront districts.

street design complies with SW Form Based Code, and the proposed variances will not create a traffic hazard.

Comments:

This application has been submitted for review as the first phase of the 0-5 year implementation plan for the Up River portion of the Knoxville South Waterfront Vision Plan (see attachment). This phase includes the extensions of Barber St., Claude St., Dixie St., Lincoln St., and a new "E" St. and their connections to the new River Rd. Improvements also include a roundabout at the intersection of Sevier Ave., Island Home Ave. and Lincoln St. The construction and dedication of these new streets also includes the creation or revision to 13 development parcels/lots.

Some of the variances from the Minimum Subdivision Regulations that are listed above are for street design features that are in compliance with the regulating plan and streetscape standards of the Knoxville South Waterfront Form Based Development Code. Until the Subdivision Regulations are amended to recognize the alternative standards in the Form Based Development Code these variances are required.

Five (River Rd., Lincoln St., Phillips Ave., "E" St. and Langford Ave.) of the eight proposed street sections for this concept plan are not in full compliance with the Knoxville Waterfront Form Based Development Code streetscape standards and specific designation on the Regulating Plan. The Code does not clearly identify a process for modifying the proposed street sections. Approval of the proposed streetscape sections will be subject to either variances from the Knoxville Board of Zoning Appeals or amendments to the Form Based Development Code. This action must be taken prior to approval of the Design Plan for the proposed streetscape sections.

All designated street names on the concept plan are subject to approval by the MPC Addressing Department.

MPC Action:

Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variances 1-17 because street design complies with the Form Based Code or site's topography restricts compliance with the Subdivision Regulations.

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval:

6/12/2008

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: