

# 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-SD-16-C                      **Related File Number:** 2-G-16-UR  
**Application Filed:** 4/29/2016              **Date of Revision:**  
**Applicant:** DANIEL PARKER

## PROPERTY INFORMATION

**General Location:** Northeast side of S. Northshore Dr., south of Sandpiper Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 153 L A 007                      **Jurisdiction:** County  
**Size of Tract:** 1.56 acres  
**Accessibility:** Access is via S, Northshore Dr., a major arterial street with a pavement width of 22' with a 100' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Properties surrounding this site are developed with detached dwellings on individual lots. Zoning in the area is PR and RA residential and A agricultural.  
**Proposed Use:** Detached residential subdivision                      **Density:** 4.49 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)  
**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:** Ashton Grove

**No. of Lots Proposed:** 7                      **No. of Lots Approved:** 0

**Variances Requested:**

1. Intersection spacing variance from 400' to 63' between Road A and the proposed entrance road to Cambridge Shores Subdivision.
2. Cul de sac transition radius from 75' to 25'

**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 & 2 because the limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

**Staff Recomm. (Full):**

1. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which is consistent with the Uniform Street Naming and Addressing System within Knox County.
3. Meeting all applicable requirements of the Knox County Engineering Department.
4. Certification on the final plat by the applicant's engineer that the corner sight distance looking in both directions along S. Northshore Drive from the subdivision entrance J.P.E. is provided as required by the Subdivision Regulations
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and drainage system.
7. Provide the required right-of-way dedication of 44' from the centerline of S. Northshore Dr. as called for in the Major Route Plan
8. Obtaining a TDOT entrance permit
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:**

When this applicant first submitted a plan for this site back in February, the proposal was to construct 4 duplexes on this site. Each duplex was proposed to be located on a lot. That proposal could not be approved because it exceeded the density permitted by the zoning of the property. The applicant is now proposing to subdivide this 1.56 acre site into 7 lots and construct a detached dwelling on each of the proposed lots.. With a total of 7 dwelling units, the developed density for the project will be 4.49 du/ac. Development at that density is just under the 4.5 du/ac permitted by the current zoning of the site. The previous plan only proposed to divide the site into four lots which did not require the consideration of a concept plan. Since the proposed development now exceeds six lots, the approval of a concept subdivision plan is required.

Access to the 7 lots will be via a joint permanent easement (JPE) from S. Northshore Drive. The JPE is being designed to public street standards with the exception of using the 40' wide right-of-way permitted for private streets. The site does not have steep slopes or any other negative site characteristic which makes it appropriate for development near the approved maximum density of 4.5 du/ac. However, in order to soften the boundary of this development and to partially buffer the adjoining residential uses, staff will require the installation of a a Type "B" landscape screen on three sides of the project.

Staff does question if the sight distance at the entrance will meet the minimum requirements as called for in the Subdivision Regulations. As part of the ongoing review process, the applicant's engineer will have to certify the exact amount of sight distance that can be provided. If the required minimum cannot be met, the applicant would have the right to request a variance at the time the final plat is being considered. Without the needed sight distance be available or the granting of a variance to that requirement, the proposed development will be denied.

**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 water and sewer utilities

are in place to serve this site.

2. The proposed detached residential subdivision is consistent in use and density with the zoning designation.

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

- 1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) zoning district and all other requirements of the Knox County Zoning Ordinance.
- 2. Due to the size of the site and the limited number of lots, the provision of amenities in the development will not be required
- 3. 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 area since the subdivision has direct access to a major arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Southwest County Sector Plan identifies this property for low density residential use. The PR zoning approved for this site will allow a density up to 4.5 du/ac. With the proposed density of 4.49 du/ac, the proposed subdivision is consistent with the Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 6/9/2016

- Details of Action:**
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**Summary of Action:** APPROVE variances 1 & 2 because the limited size of this site 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 Approval:** 6/9/2016 **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:**