

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Beacon at Northshore
Surveyor: LeMay & Associates
No. of Lots Proposed: 8 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to the following 10 conditions:

Staff Recomm. (Full):

1. Connecting 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. Meeting all applicable requirements of the Knox County Engineering Department.
4. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along S. Northshore Drive at the subdivision entrance and at the shared access drive.
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. Meeting all requirements of the approved use on review development plan.
8. There is a question regarding the existence of an access easement along the west side property line. The applicant needs to research this issue and determine whether or not an easement needs to be identified on the final plat.
9. Subject to changing proposed name of subdivision because of recently approved subdivision in the area contains a similar name.
10. 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: The applicant is proposing to subdivide this 1.84 acre site. With a total of 8 single-family detached dwelling units, the density for the proposed property will be 4.35 du/ac. Access to the 8 lots will be through an internal joint permanent easement off S. Northshore Drive. Residential development in this area has also been developed under PR zoning. The site does not have steep slope characteristics, which makes it appropriate for development at the approved density of 4.5 du/ac. The applicant is aware that the proposed name of the subdivision (The Beacon at Northshore) needs to be changed. A subdivision was recently approved in the area that contains a similar name (Beacon Park).

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

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10. 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.

Summary of MPC action: APPROVE the Concept Plan subject to the following 10 conditions:

Date of MPC Approval: 6/8/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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: