CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SE-06-C Related File Number: 6-G-06-UR

Date of Revision: **Application Filed:** 5/8/2006

Applicant: ROBERT RANKIN

Owner: ROBERT RANKIN



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 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of S. Northshore Drive, southeast of Sandpiper Lane

Other Parcel Info.:

153 L A 007 Tax ID Number: Jurisdiction: County

Size of Tract: 1.84 acres

Access is via S. Northshore Drive, a major arterial street with a 22' pavement width within 100' of right-Accessibility:

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use: North: Residence / PR (Planned Residential)

> South: Residence / A (Agriculture) East: Residence / A (Agriculture) West: Residence / A (Agriculture)

Single-family detached subdivision Density: 4.35 du/ac **Proposed Use:**

Southwest County Sector Plan: **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)

1/31/2007 01:49 PM Page 1 of 3 **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: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.
- Subject to changing proposed name of subdivision because of recently approved subdivision in the area contains a similar name.

1/31/2007 01:49 PM Page 2 of 3

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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:49 PM Page 3 of 3