

# 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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Knoxville, Tennessee 37902  
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**File Number:** 8-SB-18-C                      **Related File Number:** 8-C-18-UR  
**Application Filed:** 6/25/2018              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Bob Kirby Rd., northeast and southwest side of Secretariat Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 F D 015 AND 104-19301                      **Jurisdiction:** County  
**Size of Tract:** 24 acres  
**Accessibility:** Access is via Secretariat Blvd., a local street with a boulevard design within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences - PR (Planned Residential)  
South: Residences, vacant land and commercial development - PR (Planned Residential) and CA (General Business)  
East: Residence and vacant land - OB (Office, Medical, and Related Services) & PC (Planned Commercial)  
West: Residences - A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.58 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 Bob Kirby Rd  
**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: The Cove at Churchill Downs  
No. of Lots Proposed: 62                      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: Tom Brechko

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

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Staff is recommending that the applicant work with the Knox County Department of Engineering and Public Works on installing a sidewalk along the subdivision's Bob Kirby Rd. frontage, providing a connection from the existing sidewalk along Middlebrook Pike to the Secretariat Blvd. intersection which provides access to this subdivision.
4. Revising the lot layout for lots 1-7 and Lot 62 to address: a) the minimum 15' peripheral setback requirement on the north side of Lot 7; b) the existing drainage that crosses the site in the area of Lots 1-3; c) the required 30' to centerline right-of-way dedication along Bob Kirby Rd.; and d) complying with the driveway location requirements of the Knox County Access Control and Driveway Design Policy.
5. The design of the median opening in the boulevard for Secretariat Blvd. at the proposed new subdivision street is subject to approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision. Private utilities located in the boulevard are to be reinstalled in kind by the developer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system (which includes Secretariat Blvd).
8. Placing a note on the final plat that the Minimum Floor Elevation for Lots 33-52 is 964'.
9. Any proposed development of the "Future Development" area located at intersection of Bob Kirby Rd. and Middlebrook Pike is subject to review and approval by the Planning Commission. This proposed subdivision of 62 lots and any development of the "Future Development" area cannot exceed the density limitations that exist for this site.
10. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

The applicant is proposing to subdivide this 24 acre property into 62 detached residential lots at an overall density of 2.58 du/ac. This property is located on the northwest side of Bob Kirby Rd. and northeast and southwest side of Secretariat Blvd. The property extends to the Bob Kirby Rd. and Middlebrook Pike intersection and has frontage along Middlebrook Pike. The area located on the east side of Plumb Creek at the intersection of Bob Kirby Rd. and Middlebrook Pike is designated on the concept plan as "Future Development". Any proposed development of the "Future Development" area is subject to review and approval by the Planning Commission. This proposed subdivision and any future development proposals are subject to the density limitations of the PR (Planned Residential) zoning.

While this subdivision has frontage along Middlebrook Pike and Bob Kirby Rd. that are located within the Parent Responsibility Zone (PRZ), the entrance street for the proposed subdivision is located outside of the PRZ. Staff is recommending a condition that the applicant work with the Knox County Department of Engineering and Public Works on installing a sidewalk along the subdivision's Bob Kirby Rd. frontage, providing a connection from the existing sidewalk along Middlebrook Pike to the Secretariat Blvd. intersection which provides access to this subdivision. This sidewalk extension would allow for pedestrian connections to the commercial development along Middlebrook Pike and Ball Camp Elementary School.

The applicant is requesting the following reductions in the required 35' peripheral setback for the subdivision:

- 1) A reduction of the peripheral setback from 35' to 25' along the northwestern boundary of the subdivision that adjoins the Churchill Downs Subdivision. - Staff recommends approval of this request.
- 2) A reduction of the peripheral setback for the Bob Kirby Rd. frontage for Lot 1 from 35' to 20'. Staff recommends denial of this reduction along the collector street frontage.
- 3) A reduction of the peripheral setback for the Bob Kirby Rd. frontage for Lot 62 from 35' to 25'. Staff recommends denial of this reduction along the collector street frontage.
- 4) The applicant did not identify the peripheral setback for the northwestern property line for Lot 7 which is a side yard lot line for the adjoining lot in Churchill Downs Subdivision. - Staff recommends a reduction from 35' to 15' which is the minimum reduction allowed.

**Action:** Approved

**Meeting Date:** 8/9/2018

**Details of Action:**

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6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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10. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Summary of Action:** APPROVE the Concept Plan subject to 10 conditions:

**Date of Approval:** 8/9/2018

**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:**