

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SE-22-C **Related File Number:**
Application Filed: 6/27/2022 **Date of Revision:**
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr., north of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 062 **Jurisdiction:** County
Size of Tract: 11.4 acres
Accessibility: Access is via S. Northshore Drive, a minor arterial with 19 ft of pavement width within 68 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - A (Agricultural), PR (Planned Residential)
South: Single family residential, agricultural, and self-storage - A (Agricultural), PR (Planned Residential), CN(k) (Neighborhood Commercial)
East: Single family residential and rural residential - PR (Planned Residential), A (Agricultural)
West: Self-storage and single family residential - CN(k) (Neighborhood Commercial), A (Agricultural)
Proposed Use: **Density:** 2.43
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 12320 S NORTSHORE DR
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: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Loy Farms

No. of Lots Proposed: 29 No. of Lots Approved: 29

Variances Requested: VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A" and S. Northshore Drive
2. Increase the maximum intersection grade from 1% to 2% at Road "B" and Road "A"
3. Reduce the minimum pavement width from 26' to 24'

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Revising the sidewalk width along the S. Northshore Drive to have a consistent width as the greenway to the southwest. The design details for the sidewalk (greenway) will be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
- 4) Providing the 25-foot common area strip along the S. Northshore Drive frontage where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
- 5) Providing a note on the plat that the lots identified by Knox County Engineering and Public Works during the design plan phase must have a minimum finished floor elevation one foot above the 500-year floodplain.
- 6) Meeting all applicable requirements of the development plan approval (2-E-22-UR).
- 7) Unless otherwise required by Knox County Engineering and Public Works during design plan review, show the existing closed contour on the north side of lots 15 and 16, and the 50' buffer area on the final plat. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. Any lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to off-site stormwater improvements that may be required to mitigate existing downstream flooding.
- 9) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

Comments: This proposal is for a 29-lot detached residential subdivision on 11.4 acres at a density of 2.43 du/ac. A concept plan and development plan were previously approved for 57 attached and detached lots in February 2022 (2-SC-22-C / 2-E-22-UR). This request is a revision to the Concept Plan only, because the previous development plan approval was for more residential lots and the requested setbacks

remain the same. The other conditions of the Use on Review development plan also apply, including providing a 10-ft non-disturbance area or a Type 'B' landscape screen along the eastern boundary of the development from Lot 4 to Lot 11 (approximately Lot 3 to Lot 6 in the current plan).

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in November 2020 (10-M-20-RZ). The internal roads will have a 24 ft pavement width. A greenway is proposed along the S. Northshore Drive frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the greenway will be determined during the design plan.

The peripheral setback reduction from 35-ft to 25-ft was recommended by staff to simplify the required setbacks on the lots that are adjacent to the 25-ft common area strip along S. Northshore Dr, and because the common area provides a similar or better buffer to the road than the peripheral setback.

Action: Approved **Meeting Date:** 8/11/2022

Details of Action:

Summary of Action: Approve the Concept Plan subject to 9 conditions.

Date of Approval: 8/11/2022 **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:**