

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 8-SF-20-C                      **Related File Number:** 8-J-20-UR  
**Application Filed:** 6/29/2020              **Date of Revision:**  
**Applicant:** S&E PROPERTIES

## PROPERTY INFORMATION

**General Location:** Southeast side of S. Northshore Dr., west of Dunbarton Oaks, across from Branton Blvd, southwest of Wallace Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 N D 001                      **Jurisdiction:** County  
**Size of Tract:** 17.94 acres  
**Accessibility:** S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residence  
**Surrounding Land Use:** NORTH: Residences - PR zoning with up to 8 du/ac and RN-1 (Single Family Residential Neighborhood)  
SOUTH: Residences and vacant land - A (Agricultural)  
EAST: Residence - A (Agricultural)  
WEST: Assisted living facility and residences - RN-6 (Multifamily Residential Neighborhood), and PR (Planned Residential) with up to 15 du/ac  
**Proposed Use:** Single family residential neighborhood                      **Density:** 2.45 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:** 8512 S. Northshore Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) with up to 4 du/ac  
**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: S&E Properties on Northshore Drive

No. of Lots Proposed: 44      No. of Lots Approved: 0

Variations Requested: VARIANCES:  
1. Reduction of intersection spacing on S. Northshore Drive between Branton Blvd. and Road A from 400' to 201'.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Horizontal curve from 250' to 200', station 4+00, Road "A"
2. Horizontal curve from 250' to 175', station 9+00, Road "A"
3. Horizontal curve from 250' to 175', station 11+50, Road "A"
4. Horizontal curve from 250' to 200', station 13+25, Road "A"

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1. Reduce right-of-way width from 50 ft to 40 ft

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): APPROVE variance 1 and alternate design standards 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work or connections within the TDOT right-of-way.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
5. Providing a 20-ft greenway easement along the S. Northshore Dr. frontage as requested by the Knox County Department of Parks and Recreation.
6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
7. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
8. Identify the blue line stream that crosses the property and all required buffers on the final plat.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 17.94 acre tract into 44 detached residential lots and 3 common areas resulting in a density of 2.45 du/ac. The property is zoned PR (Planned Residential)

with up to 4 du/ac allowed and is located on the southeast side of S. Northshore Dr., approximately 1 mile south of the Rocky Hill area. The proposed subdivision consists of a long cul-de-sac winding through the property with a smaller cul-de-sac off the main cul-de-sac and towards the front of the subdivision near S. Northshore Dr. The new subdivision will be accessed from S. Northshore Dr. northeast of Brantley Blvd. There are no sidewalks proposed. Amenities would consist of the open common spaces.

One of the common areas contains a detention basin. It is located adjacent to S. Northshore Dr. and behind lots 42 and 44. The other two common areas contain the stream and its buffer area. Lots 10 and 41 contain closed contour lines that may indicate sinkholes. A 50-ft buffer area around the sinkholes is required, or the applicant may provide a geotechnical analysis determining the area is not a sinkhole and would be appropriate to build on. This can be handled during the permitting process.

A 20-ft easement has been provided along S. Northshore Rd. for a potential future greenway. S. Northshore Rd. was identified as a critical bike/pedestrian corridor in a greenway corridor study recently conducted by Knox County.

The applicant has requested a reduction of the right-of-way setback from 50 ft to 40 ft, which would be approved by Knox County Engineering during the design plan phase.

**Action:** Approved **Meeting Date:** 9/10/2020

**Details of Action:**

**Summary of Action:** The Planning Commission approved the variances, alternative design standards, concept plan, and development plan, per staff's recommendation, including all conditions.

**Date of Approval:** 9/10/2020 **Date of Denial:** **Postponements:** 8/13/2020

**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:**