

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Northshore Subdivision

Surveyor: Fulgum MacIndoe & Assoc.

No. of Lots Proposed: 25 No. of Lots Approved: 25

Variances Requested: 1. Intersection grade variance on Road A at S. Northshore Dr., from 1% to 3%.
2. Intersection grade variance on Road B at Road A, from 1% to 2.25%.
3. Vertical curve variance on Road A at Station 0+70.00, from 200' to 120'.

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 variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

Staff Recomm. (Full):

1. Connection 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 Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. 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. For those 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.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. As a part of the final plat approval, combine the cemetery portion of Parcel 3 with the adjoining church property or provide a 25' traversable access easement to the cemetery parcel.
9. As a part of the final plat approval, combine the remnant strip located on the north and west sides of Parcel 3.01 with that parcel or incorporate it into the subdivision lots. The possible encroachment of the structure located on Parcel 3.01 into the subdivision should also be addressed with the final plat.
10. Meeting all requirements of the approved use on review development plan.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop a 25 lot detached single-family subdivision on a 9.84 acre tract at a density of 2.54 du/ac. Access to this property is via S. Northshore Dr. a major arterial street. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density of 1-4 du/ac at the July 8, 2004 meeting. The Knox County Commission approved the rezoning on August 23, 2004.

There are three sinkholes/depressions located on the property. 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 and approval. For those 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.

Since the proposed subdivision does not include all of Tax Parcel 3, the applicant will have to include the remaining property into the adjoining lots, the proposed subdivision or provide legal access to parcels that comply with the zoning.

The applicant has requested a reduction of the peripheral setback along the common boundary with Whittington Creek Subdivision from 35' to 25'. Where the adjoining property is also zoned PR (Planned Residential) the zoning ordinance allows the Planning Commission to approve a reduction of the peripheral setback down to 15'.

MPC Action: Approved **MPC Meeting Date:** 9/9/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

Date of MPC Approval: 9/9/2004 **Date of Denial:** **Postponements:** 8/12/2004

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: