		SUMMARY	V	KNOXVILLE-KNOX COUNTY METROPOLITAN
File Number: Application Filed: Applicant: Owner:	CONC 8-SG-04-C 7/12/2004 TRAVIS FULLER FULLER - SIMS DEVELOPI	CEPT PLAN Related File Number: Date of Revision: MENT TRAVIS FULLER	8-F-04-UR	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 Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g
PROPERTY INF General Location: Other Parcel Info.:		. Northshore Dr., southwest o	of Whittington Creek Blvd.	
Tax ID Number: Size of Tract: Accessibility:	155 003 9.84 acres Access is via S. Noi way.	rthshore Dr., a major arterial	Jurisdiction: street with a 20' pavement wi	,
GENERAL LAND Existing Land Use:	DUSE INFORMATION Residence and vaca	ant land		

Surrounding Land Use:	North: Residences / PR (Planned Residential) South: Vacant land / A (Agricultural) and F (Floodway) East: Residences / PR (Planned Residential) West: Residences / PR (Planned Residential)		
Proposed Use:	Detached single-family subdivision		Density: 2.54
Sector Plan:	Southwest County	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)

KNOXVILLE·KNOX COUNTY

du/ac

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:	 Intersection grade variance on Road A at S. Northshore Dr., from 1% to 3%. Intersection grade variance on Road B at Road A, from 1% to 2.25%. 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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. 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 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. Obtaining a street connection permit from the Tennessee Department of Transportation. Place a note on the final plat that all lots will have access only to the internal street system. 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. 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.<
	 Meeting all requirements of the approved use on review development plan. 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 submitted to the Knox County Department of Engineering and Public Works for consideration ad 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 the remaining property into the adjoining lots, the proposed subdivision or provide legal acc parcels that comply with the zoning.		
	Whittington Creek S	Subdivision from 35' to 25'. Where ing ordinance allows the Planning	eral setback along the common boundary with the adjoining property is also zoned PR (Planned Commission to approve a reduction of the
MPC Action:	Approved		MPC Meeting Date: 9/9/2004
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. 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 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 design 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 sh be designated on the final plat even if they are approved to be filled. Obtaining a street connection permit from the Tennessee Department of Transportation. Place a note on the final plat that all lots will have access only to the internal street system. 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. As a part of the final plat approval, combine the remnant strip located on the north and west sides 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.		
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 Cond	cept 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 publicatior	n?: 🗌 Action Appealed?:
	LEGISLA	TIVE ACTION AND DISP	OSITION
Legislative Body:			
Date of Legislative Action:		Date of Legislativ	ve Action, Second Reading:

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: