

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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File Number: 9-SB-13-C **Related File Number:**
Application Filed: 7/29/2013 **Date of Revision:**
Applicant: JOHN GUMPert - CAMDEN MANAGEMENT

PROPERTY INFORMATION

General Location: North, south and west side of Island Home Ave., west end of Maplewood Dr.
Other Parcel Info.:
Tax ID Number: 95 O D 011 & 012 **Jurisdiction:** City
Size of Tract: 6.2 acres
Accessibility: Access is via Island Home Ave., a minor collector street with a 21'-24' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Tennessee River / F-1 (Floodway)
South: Vacant land / SW-2 (River Road, Goose Creek Row & Island Home Avenue)
East: Residences / R-1 (Low Density Residential)
West: Business / SW-2 (River Road, Goose Creek Row & Island Home Avenue)
Proposed Use: Multi-Dwelling Development **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-2 (River Road, Goose Creek Row & Island Home Avenue)
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: Rivers Edge

No. of Lots Proposed: 4 No. of Lots Approved: 4

Variances Requested: 1. Reduction of required right-of-way for Island Home Ave. on the east side of Lot 3, from 30' to 26' from the centerline of the street.
2. Right-of-way corner radius variance for the two intersections of Road "A" with Island Home Ave., from 25' to 5'.

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 and 2 because site conditions and the Form Based Code restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance and the Knoxville South Waterfront Form Based Development Code.
5. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the South Waterfront district.

Comments: The applicant is proposing to subdivide approximately 6.2 acres located within the Knoxville South Waterfront Form Based Development Code District into 4 lots. The property is located on the north and south side of Island Home Ave. just west of the intersection with Maplewood Dr. The subdivision includes a lot of approximately one acre on the north side of Island Home Ave. along the Tennessee River and three lots on the south side of Island Home Ave that will be served by a new public street.

Streets within the Knoxville South Waterfront Form Based Development Code District are required to meet the Streetscape Standards in the Code in addition to the requirements of the Minimum Subdivision Regulations. Island Home Ave. along the frontage of the subdivision west of Maplewood Dr. will be upgraded to the Streetscape Standard in Section 6-8 of the Code (see attachment). The new street serving Lots 1-3 will the Streetscape Standard in Section 6-7 of the Code (see attachment). Island Home Ave. south of Maplewood Dr., which is not within the Knoxville South Waterfront District, will be upgraded south to the railroad crossing to two travel lanes with a bike lane on each side.

The proposed development of the four lots is under separate review by the South Waterfront Administrative Review Committee (ARC).

Action: Approved

Meeting Date: 9/12/2013

Details of Action:

Summary of Action: APPROVE variances 1 and 2 because site conditions and the Form Based Code restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

Date of Approval: 9/12/2013

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:

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