



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 6-SE-06-C **AGENDA ITEM #:** 17
6-G-06-UR **AGENDA DATE:** 6/8/2006

▶ **SUBDIVISION:** THE BEACON AT NORTSHORE

▶ **APPLICANT/DEVELOPER:** ROBERT RANKIN

OWNER(S): ROBERT RANKIN

TAX IDENTIFICATION: 153 L A 007

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side of S. Northshore Drive, southeast of Sandpiper Lane

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 1.84 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Single-family detached subdivision

SURROUNDING LAND USE AND ZONING: North: Residence / PR (Planned Residential)
South: Residence / A (Agriculture)
East: Residence / A (Agriculture)
West: Residence / A (Agriculture)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via S. Northshore Drive, a major arterial street with a 22' pavement width within 100' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to the following 10 conditions:**

1. Connecting 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knox County Engineering Department.
4. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along S. Northshore Drive at the subdivision entrance and at the shared access drive.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and drainage system.

7. Meeting all requirements of the approved use on review development plan.
8. There is a question regarding the existence of an access easement along the west side property line. The applicant needs to research this issue and determine whether or not an easement needs to be identified on the final plat.
9. Subject to changing proposed name of subdivision because of recently approved subdivision in the area contains a similar name.
10. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the development plan for up to 8 single-family dwellings on individual lots subject to 2 conditions:**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and a use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 1.84 acre site. With a total of 8 single-family detached dwelling units, the density for the proposed property will be 4.35 du/ac. Access to the 8 lots will be through an internal joint permanent easement off S. Northshore Drive. Residential development in this area has also been developed under PR zoning. The site does not have steep slope characteristics, which makes it appropriate for development at the approved density of 4.5 du/ac. The applicant is aware that the proposed name of the subdivision (The Beacon at Northshore) needs to be changed. A subdivision was recently approved in the area that contains a similar name (Beacon Park).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed single-family subdivision is consistent in use and density with the zoning designation.
3. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle, and Farragut High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

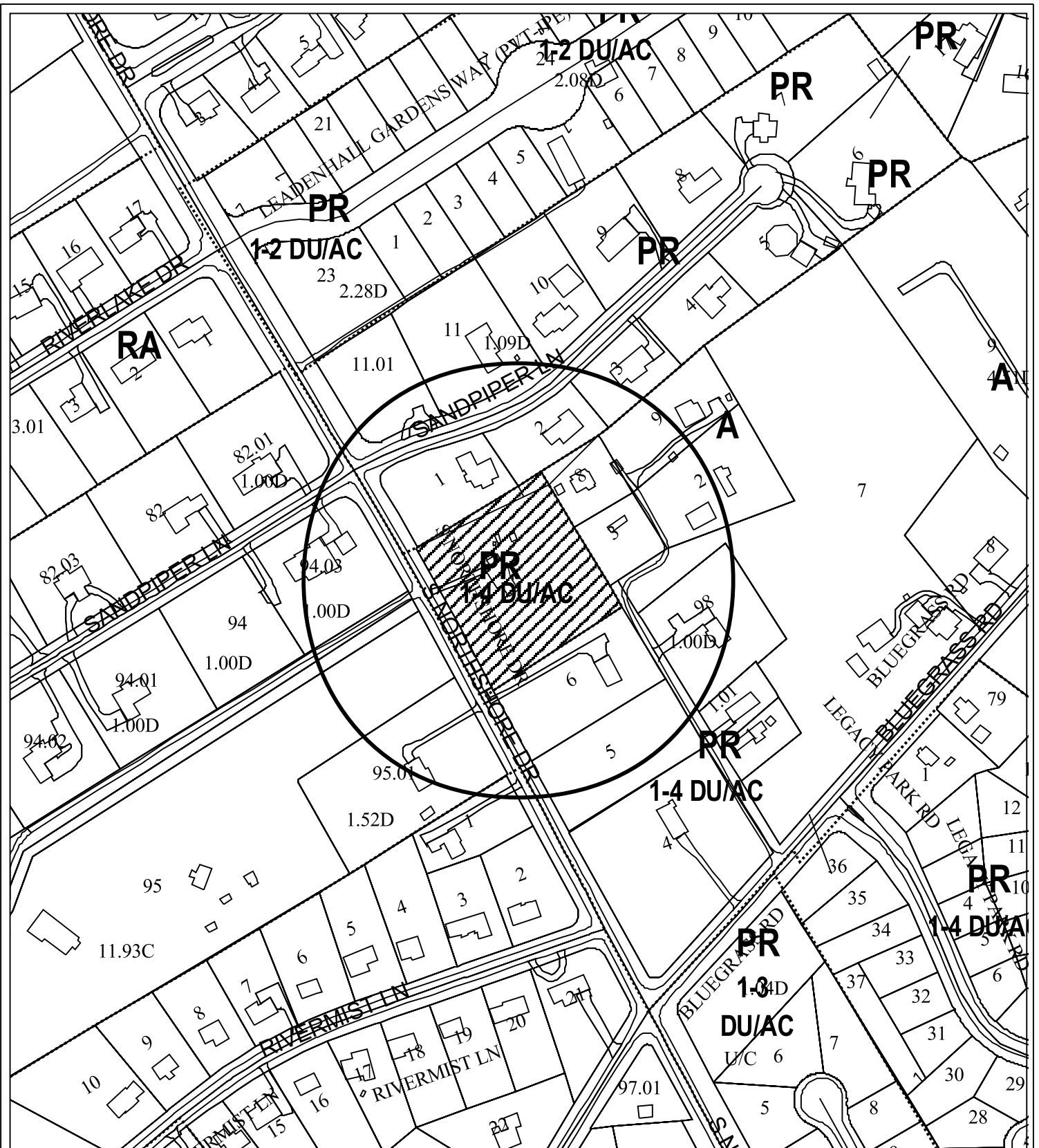
1. With the stated conditions, the proposed single-family subdivision meets the standards for development within the PR (Planned Residential) zoning district and all other requirements of the Knox County Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential area since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Southwest County Sector Plan identifies this property for low density residential use. The PR zoning approved for this site will allow a density up to 4.5 du/ac. With the proposed density of 4.35 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



6-SE-06-C/6-G-06-UR
 CONCEPT PLAN/USE ON REVIEW

 in PR (Planned Residential)

Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Beacon at Northshore
 Robert Rankin

Map No: 153

Jurisdiction: County



