



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

▶ **FILE #:** 3-SB-15-C  
3-E-15-UR

**AGENDA ITEM #:** 9  
**AGENDA DATE:** 3/12/2015

▶ **SUBDIVISION:** LYONS CROSSING - FINAL PHASE  
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS  
**OWNER(S):** Mesana Investments, LLC

**TAX IDENTIFICATION:** 145 015 [View map on KGIS](#)

**JURISDICTION:** County Commission District 4

**STREET ADDRESS:** 8601 S Northshore Dr

▶ **LOCATION:** Northwest side of S. Northshore Dr., southwest side of Knightsbridge Dr.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 15.25 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Lyons Crossing Subdivision / PR (Planned Residential)  
South: Lyons Crossing Subdivision / PR (Planned Residential)  
East: Vacant land / A (Agricultural)  
West: Lyons Crossing Subdivision / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 48

**SURVEYOR/ENGINEER:** Jim Sullivan

**ACCESSIBILITY:** Access is via Knightsbridge Dr. a public street that provides access from Lyons Crossing Subdivision to S. Northshore Dr.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 8 conditions**

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. Revise the concept plan to identify the Floodway boundaries along the back of Lots 1-9. The final plat shall include the required minimum floor elevations for buildings on Lots 1-9.
4. During the design plan stage of the subdivision, a determination will be required on whether the drainage area from the pond site (Lots 30-33) to the stream along S. Northshore is a stream and subject to buffer

requirements. That determination may require the approval of a new concept plan.

5. Installation of improvements to Knightsbridge Dr. that includes a modification to the median opening in Knightsbridge Dr. to improve the turning radius into the proposed street, and widening the exiting lane on Knightsbridge Dr. (from the new street to S. Northshore Dr.), from 22' to 24' and reestablishing the right and left turn lanes at the intersection with S. Northshore Dr. The details for the changes to Knightsbridge Dr. will be addressed during the design plan stage of the subdivision.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Placing a note on the final plat that all lots shall have access only to the internal street system.

8. 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.

► **APPROVE the request for up to 48 detached dwellings on individual lots and the request for a reduction of the peripheral setback from 35' to 15' in the areas designated on the concept plan, subject to 1 condition.**

1. 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 within the PR (Planned Residential) zoning district.

**COMMENTS:**

The applicant is proposing to subdivide this 15.25 acre site into 48 lots at a density of 3.15 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 3.25 dwellings per acre on January 8, 2015 at which time the Planning Commission recommended approval of the request with a density of up to 3.15 du/ac. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.15 du/ac on February 23, 2015.

Access for the subdivision will be from Knightsbridge Dr. directly across from Oxford Dr. There will be no direct access from the proposed subdivision to S. Northshore Dr. The Knox County Department of Engineering and Public Works is recommending that the applicant modify the median opening in Knightsbridge Dr. to improve the turning radius into the proposed street and also widen the exiting lane on Knightsbridge Dr. (from the new street to S. Northshore Dr.), from 22' to 24' and reestablish the right and left turn lanes at the intersection with S. Northshore Dr.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along all exterior boundaries of this Subdivision. The 35' peripheral setback will remain along S. Northshore Dr. There will be a 20' setback along Knightsbridge Dr. The PR zoning district allows the Planning Commission to reduce the peripheral setback down to 15'.

**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 are available for this site.
2. The proposed detached residential subdivision at a density of 3.15 du/ac, is consistent in use and density with the zoning approved for the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the Lyons Crossing subdivision.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a main access street for Lyons Crossing.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning recently approved by the Knox County Commission allows consideration of up to 3.15 du/ac . The proposed subdivision at a density of 3.15 du/ac is consistent with the Sector Plan and the approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 528 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

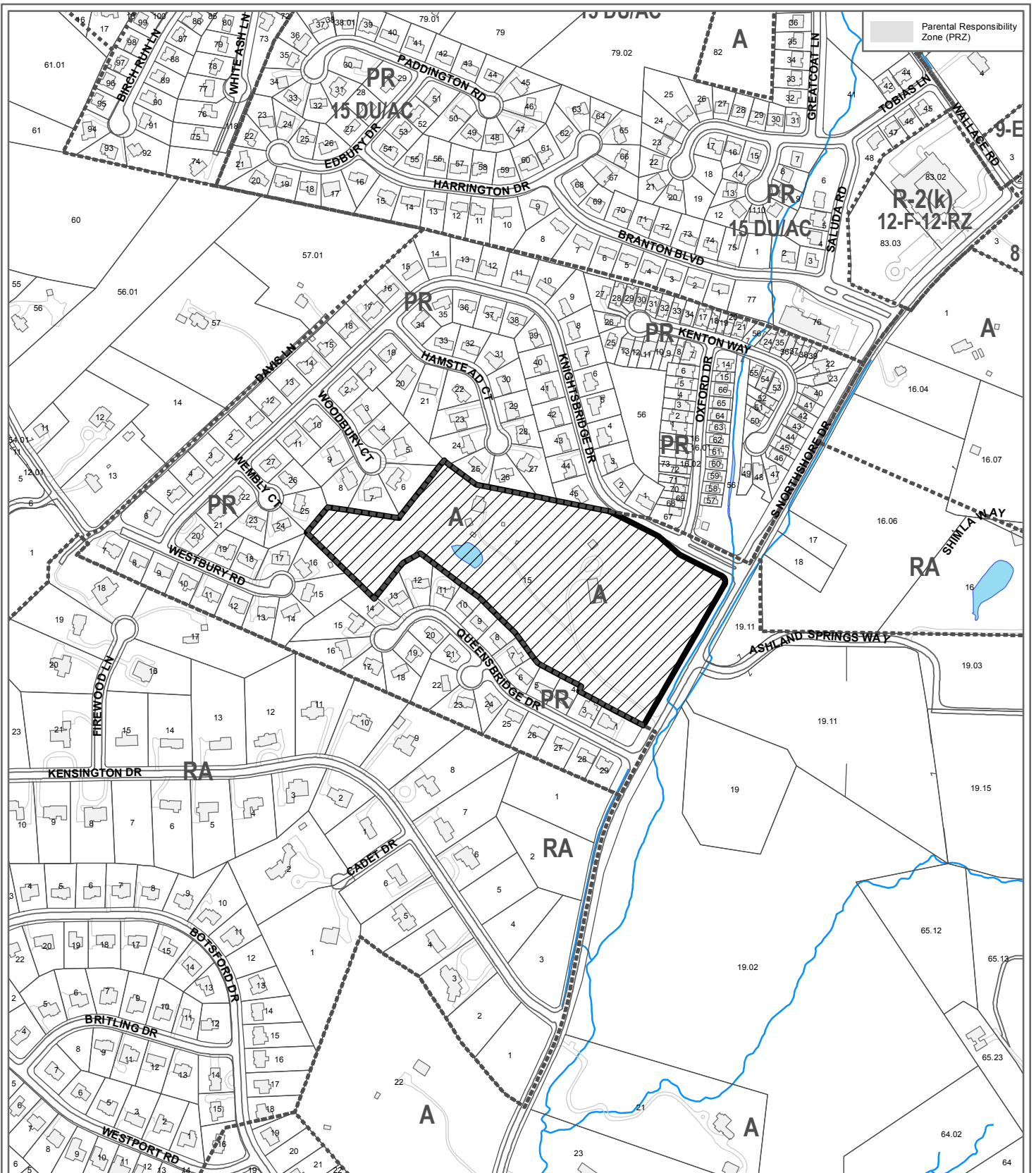
ESTIMATED STUDENT YIELD: 30 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, West Valley Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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.



**3-SB-15-C / 3-E-15-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

Original Print Date: 2/20/2015

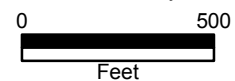
Revised:

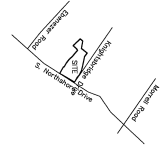
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Mesana Investments  
Lyons Crossing - Final Phase

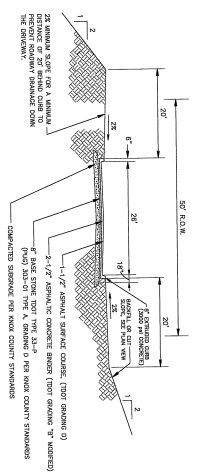
Map No: 145

Jurisdiction: County

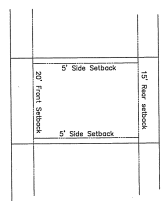




LOCATION MAP  
1:50' TO SCALE

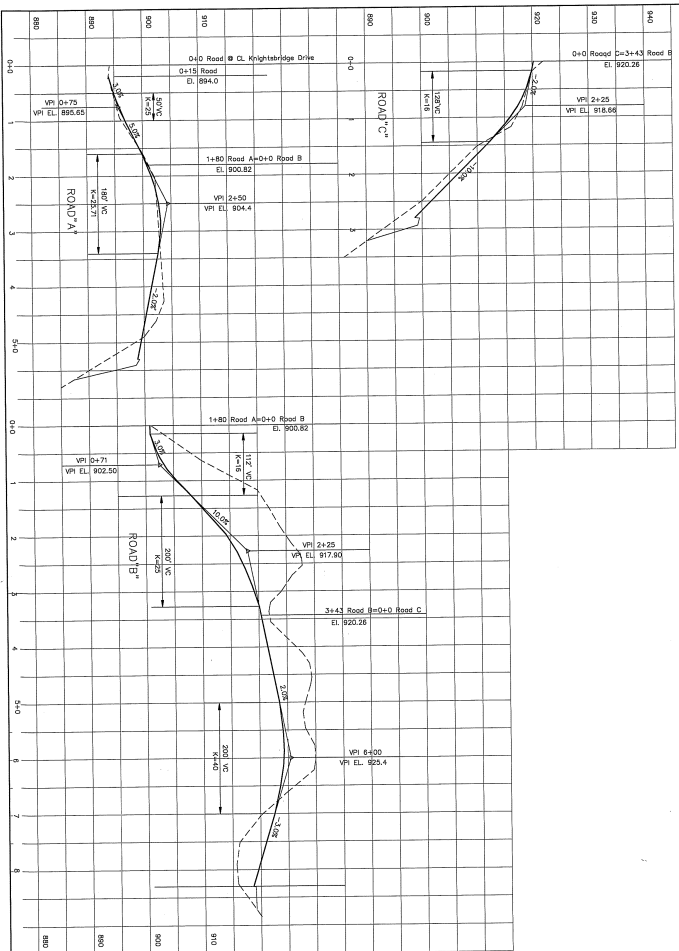
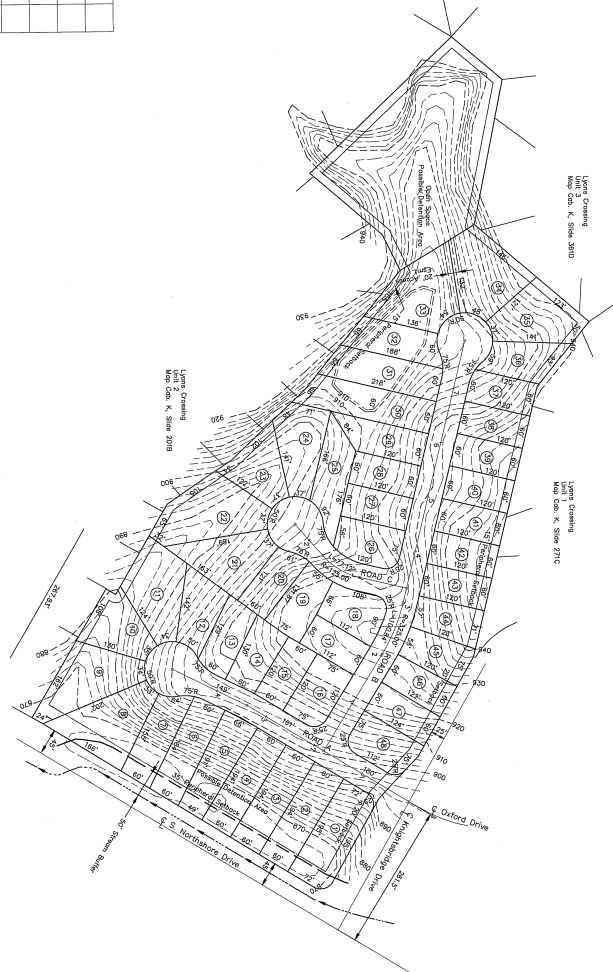


TYPICAL ROADWAY CROSS-SECTION  
N.T.S.



TYPICAL LOT LAYOUT  
N.T.S.

- NOTES:
1. D.T.I. MAP 145, PARCEL 015
  2. NO. OF LOTS - 44
  3. AREA SHOWN - 15.55 ACRES
  4. THIS PROPERTY IS ZONED R-1
  5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM 3RD NORTHSHORE DRIVE
  6. 1/2" (MIN.) 4" RADIUS CEMENT WEDGE ROAD FINISHING AND 20" MINIMUM LOT LINE, 5' FLASH SIDE OF ALL INTERIOR LOT LINES.



SYNOPSIS:  
JIM SULLIVAN  
ENGINEER  
MARTINSVILLE, TN 37054  
PH: (606) 734-7324

DEVELOPERS:  
MORGAN INVESTMENTS, LLC  
KNOXVILLE, TN 37939  
PH: (606) 596-3339



IDENTIFICATION OF CONCEPT PLAN  
I hereby certify that I am a duly licensed Professional Engineer in the State of Tennessee and am duly qualified to prepare and submit to the Tennessee State Surveying and Mapping Board for registration and approval of the Tennessee State Surveying and Mapping Board. I am not providing any services in this report that require a license from the Tennessee State Surveying and Mapping Board.

JIM SULLIVAN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 45815-15-0001  
TENN. REG. # 45815-15-0001

CONCEPT PLAN & SITE PLAN  
LYONS CROSSING  
LAST PHASE  
D.T.I. MAP 145, PARCEL 015  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100'  
FEB. 26, 2015



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

---

## [MPC Comment] Proposed Development between Knightsbridge and Queensbridge Roads

1 message

---

**Jonny Loney** <JonMLoney@comcast.net>

Tue, Feb 24, 2015 at 2:51 PM

Reply-To: jonmloney@comcast.net

To: herb@claiborne.com, bartcarey@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, jtocher.mpc@gmail.com

Cc: jsgkelley@comcast.net, AKelly2003@aol.com, loneyl@comcast.net

Dear Commissioner :

I am writing to express my deep concern about a high density subdivision proposed on the Kirby property off Northshore Rd.

between the Knightsbridge and Queensbridge entrances to Lyons Crossing. It is my understanding that the proposed

entrance to the development is off Knightsbridge, just inside the entrance to Lyons Crossing. As a resident there,

I am very concerned that such an arrangement would create unacceptable congestion and a safety hazard at the

entrance and on Northshore Rd. Motorists entering the new development would have to turn left across Knightsbridge

almost immediately after turning off Northshore, creating safety risk both to drivers coming down Knightsbridge to exit

Lyons Crossing and to trailing drivers entering Lyons Crossing and those approaching the entrance on Northshore.

Knightsbridge is at a very steep grade at the entrance and is already dangerous in snow and slick conditions.

The addition of cars turning across Knightsbridge at the foot of the hill or turning on to Knightsbridge from the new

development is a recipe for personal injury from T-bone collisions with cars coming down the steep hill.

Access and egress at the Northshore/Knightsbridge intersection is already very difficult (and I know from personal

experience – dangerous) during the morning and evening rush. This situation will be made even worse by the proposed

apartment complex at the nearby Wallace Rd./Northshore intersection, with or without the proposed development at the

Kirby property.

Reducing the density of the proposed development from 3 houses per acre to 2 houses per acre would partially alleviate

but not solve the problem. Eliminating entrance to the proposed development across Knightsbridge is not only necessary

to avoid congestion, but to protect the safety of residents and visitors to our neighborhood. [I believe revisions to the proposal](#)

[are critical. Please take action to require reduction in the density of the development and to eliminate the entrance across Knightsbridge.](#)

.

Sincerely,

Jon Loney

1213 Westbury Rd.

Knoxville, TN 37922

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)