

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

▶ **FILE #:** 10-SD-15-C **AGENDA ITEM #:** 13
 10-G-15-UR **AGENDA DATE:** 10/8/2015

▶ **SUBDIVISION:** CAMBRIDGE SHORES (FORMERLY EMORY COVE)
 ▶ **APPLICANT/DEVELOPER:** D. K. DEVELOPMENT
 OWNER(S): D. K Development

TAX IDENTIFICATION: 153 095 & 09502 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS: 10424 S Northshore Dr

▶ **LOCATION:** West side of S Northshore Dr., north of Bluegrass Rd.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 13.76 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The predominant use in the area is detached dwellings. A number of subdivisions in the immediate vicinity have been developed under the PR (Planned Residential)

▶ **NUMBER OF LOTS:** 36

SURVEYOR/ENGINEER: John Anderson

ACCESSIBILITY: Access is via S. Northshore Dr. an arterial street with a pavement width of 22' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Vertical curve variance from 125' to 80' at sta 0+60 of Bald Cypress Ln.
 2, Variance of property line radius connecting Bald Cypress Ln. with S. Northshore Dr. from 25' to 15'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 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 9 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a Subdivision name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102) .

3. Obtaining an off-site grading easement or constructing a retaining wall in the vicinity of station 1+75 of the proposed subdivision road
4. Installation of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
5. Obtaining a TDOT entrance permit
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and storm drainage system
8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
9. 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 36 detached dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is requesting to divide this 13.76 acre site into 36 lots which will result in a development density of 2.62 du/ac. The site was zoned PR (Planned Residential) at 3 du/ac in 2006. In order to develop the site as proposed, the applicant will mass grade the site to obtain buildable sites for each lot. Due to the proximity of the proposed subdivision road to the adjoining property, an off site grading easement or retaining wall will be required.

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 all utilities are in the area to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposal 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 areas.
3. The recommended density of this site is up to 3.0 dwellings per acre. The proposed 2.62 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.0 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 405 (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: 23 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.