

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

▶ **FILE #:** 6-SD-16-C **AGENDA ITEM #:** 13
 2-G-16-UR **AGENDA DATE:** 6/9/2016

▶ **SUBDIVISION:** ASHTON GROVE
 ▶ **APPLICANT/DEVELOPER:** DANIEL PARKER
 OWNER(S): Daniel Parker

TAX IDENTIFICATION: 153 L A 007 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10419 S. Northshore Dr

▶ **LOCATION:** Northeast side of S. Northshore Dr., south of Sandpiper Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 1.56 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Properties surrounding this site are developed with detached dwellings on individual lots. Zoning in the area is PR and RA residential and A

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Richard LeMay

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

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Intersection spacing variance from 400' to 63' between Road A and the proposed entrance road to Cambridge Shores Subdivision.
 2. Cul de sac transition radius from 75' to 25'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the limited size of this site 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. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which is consistent with the Uniform Street Naming and Addressing System within Knox County.
3. Meeting all applicable requirements of the Knox County Engineering Department.
4. Certification on the final plat by the applicant's engineer that the corner sight distance looking in both

directions along S. Northshore Drive from the subdivision entrance J.P.E. is provided as required by the Subdivision Regulations

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. Provide the required right-of-way dedication of 44' from the centerline of S. Northshore Dr. as called for in the Major Route Plan
8. Obtaining a TDOT entrance permit
9. 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 7 detached dwellings on individual lots subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a Type "B" landscape screen along the northern, eastern and southern boundaries of the site.

COMMENTS:

When this applicant first submitted a plan for this site back in February, the proposal was to construct 4 duplexes on this site. Each duplex was proposed to be located on a lot. That proposal could not be approved because it exceeded the density permitted by the zoning of the property. The applicant is now proposing to subdivide this 1.56 acre site into 7 lots and construct a detached dwelling on each of the proposed lots.. With a total of 7 dwelling units, the developed density for the project will be 4.49 du/ac. Development at that density is just under the 4.5 du/ac permitted by the current zoning of the site. The previous plan only proposed to divide the site into four lots which did not require the consideration of a concept plan. Since the proposed development now exceeds six lots, the approval of a concept subdivision plan is required.

Access to the 7 lots will be via a joint permanent easement (JPE) from S. Northshore Drive. The JPE is being designed to public street standards with the exception of using the 40' wide right-of-way permitted for private streets. The site does not have steep slopes or any other negative site characteristic which makes it appropriate for development near the approved maximum density of 4.5 du/ac. However, in order to soften the boundary of this development and to partially buffer the adjoining residential uses, staff will require the installation of a a Type "B" landscape screen on three sides of the project.

Staff does question if the sight distance at the entrance will meet the minimum requirements as called for in the Subdivision Regulations. As part of the ongoing review process, the applicant's engineer will have to certify the exact amount of sight distance that can be provided. If the required minimum cannot be met, the applicant would have the right to request a variance at the time the final plat is being considered. Without the needed sight distance be available or the granting of a variance to that requirement, the proposed development will be denied.

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 detached residential subdivision is consistent in use and density with the zoning designation.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) zoning district and all other requirements of the Knox County Zoning Ordinance.
2. Due to the size of the site and the limited number of lots, the provision of amenities in the development will not be required
3. 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 4.49 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.

ESTIMATED TRAFFIC IMPACT: 90 (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.

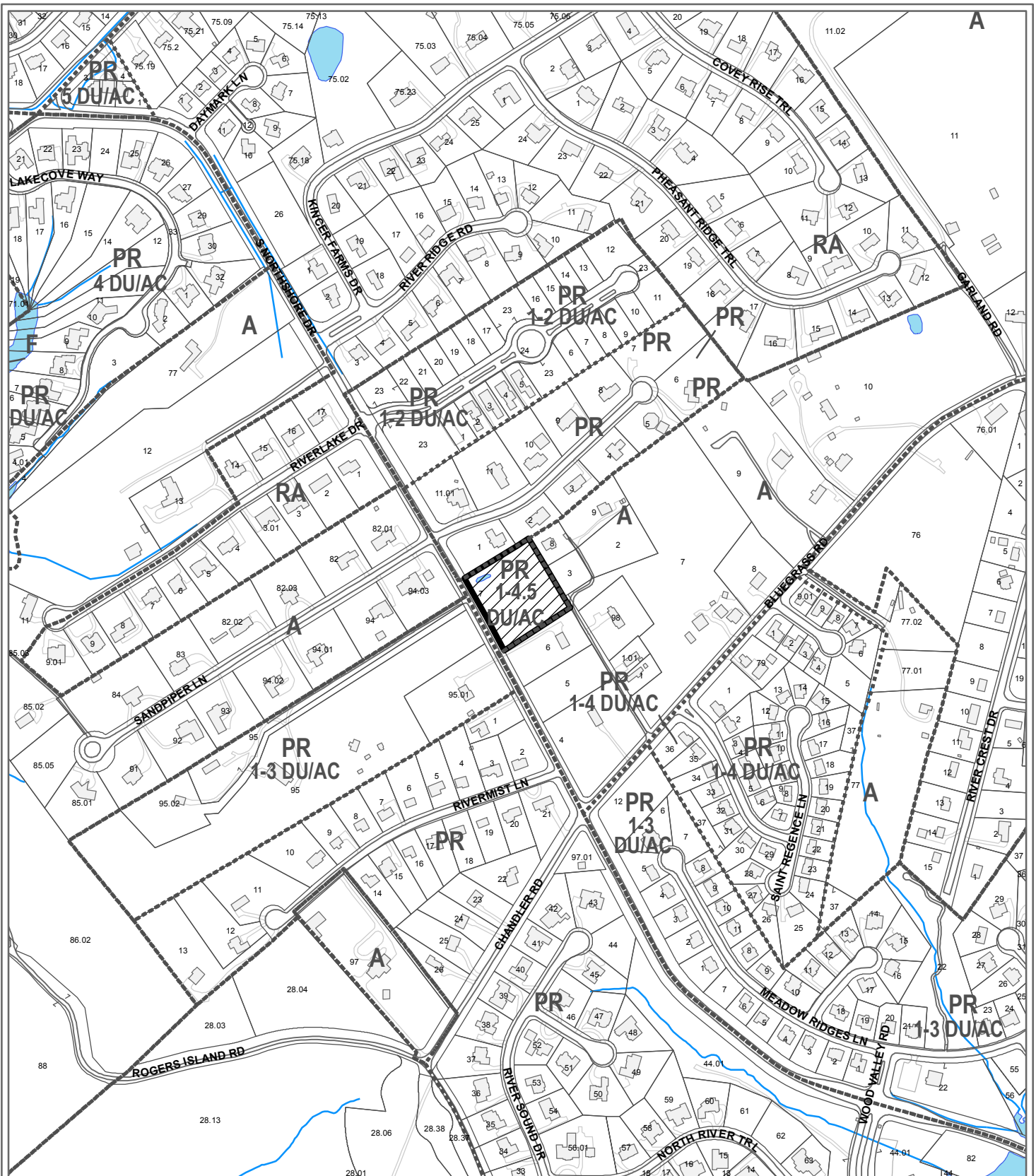
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

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 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-SD-16-C/2-G-16-UR
CONCEPT/USE ON REVIEW**



Duplexes on individual lots (8 dwellings total) in PR (Planned Residential)

Petitioner: Parker, Daniel

Map No: 153

Jurisdiction: County



Original Print Date: 1/26/2016

Revised: 5/19/2016

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



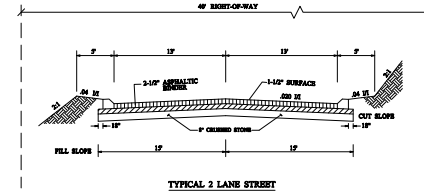
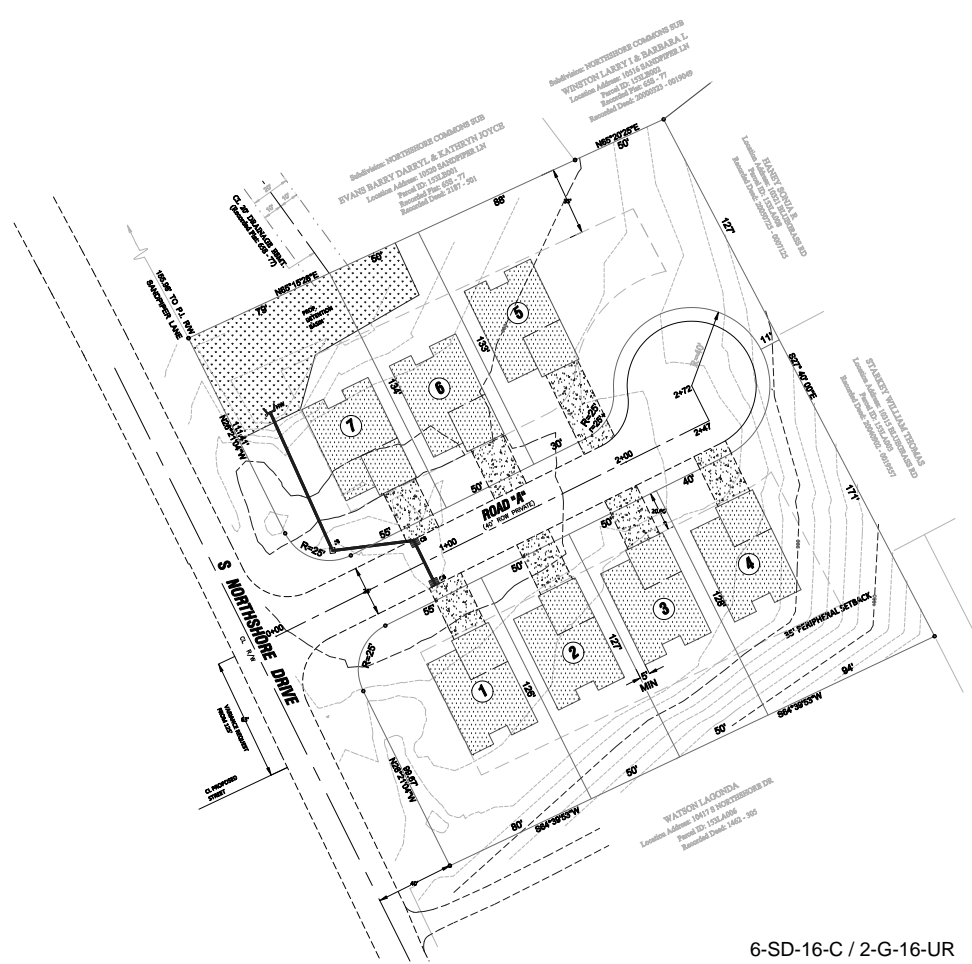
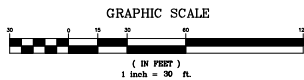
CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been tented and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 769

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 12" UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 8' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 200506200102829
- PROPERTY SHOWN ON CLT 151L, GROUP A, PARCEL 7
- PROPERTY ZONED: PR (PLANNED RESIDENTIAL)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 4
- TOTAL AREA: 1.258 ACRES



TYPICAL 2 LANE STREET

BEFORE BEING USED FOR PAVEMENT, ALL SOILS MUST BE TESTED FOR ADEQUATE STRENGTH AND COMPACTED TO THE REQUIRED DENSITY. THE LOCATION OF ALL UTILITIES MUST BE DETERMINED PRIOR TO THE PLACEMENT OF PAVEMENT.

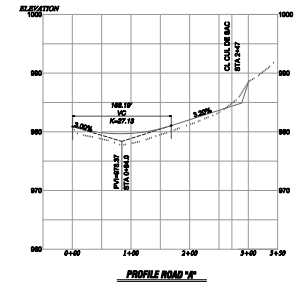
THE PAVEMENT SHALL BE CONSTRUCTED AS FOLLOWS: 3'-10" ASPHALTIC CONCRETE, 4'-0" CONCRETE CURB AND GUTTER, 12" FILL SLOPE. THE PAVEMENT SHALL BE CONSTRUCTED TO THE CENTER OF EACH ROADWAY AND SHALL BE FINISHED TO THE REQUIRED GRADE.

CONSTRUCTION METHODS OF ROADWAY TO BE FINISHED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.



LEGEND

- - HIGH ROAD (OLD)
- - HIGH ROAD (NEW)



ZONED PR (PLANNED RESIDENTIAL) / SETBACKS

- FRONT YARD: 20'
- SIDE YARD: 5'
- REAR YARD: 25'
- PERIPHERAL: 15'

SITE UTILITIES

- SANITARY SEWER : F.U.D.
- WATER : F.U.D.
- ELECTRIC : E.U.B.
- GAS : E.U.B.
- TELEPHONE : BELL/SOUTH
- CABLE : COMCAST

OWNER

MARIS LEROY L & LACONDA L
10417 NORTSHORE DR
KNOXVILLE, TN 37922

6-SD-16-C / 2-G-16-UR
Revised: 5/26/2016

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT AND DEVELOPMENT PLAN FOR:				SHEET 1 OF 1	
ASHTON GROVE					
10419 S. NORTSHORE DRIVE • DISTRICT 6 KNOX COUNTY • TENNESSEE • 37922					
				CLT MAP 151L, GROUP A, PARCEL 7	
DRAWN BY: REL	APPROVED BY: REL	DATE: 12-23-2012	REVISION: 01-27-2016 04-04-2016	SCALE: 1" = 30'	DRAWING NUMBER: 4658