

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

▶ **FILE #:** 12-SA-18-C **AGENDA ITEM #:** 13
 12-G-18-UR **AGENDA DATE:** 12/13/2018

▶ **SUBDIVISION:** OSPREY POINT
 ▶ **APPLICANT/DEVELOPER:** OSPREY LANDING, LLC
 OWNER(S): Osprey Landing, LLC

TAX IDENTIFICATION: 154 101.02, 101.03 [View map on KGIS](#)
 JURISDICTION: County Commission District 4
 STREET ADDRESS: 910 Osprey Point Ln

▶ **LOCATION:** South side of Osprey Point Ln, southeast of S. Northshore Dr.

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

▶ **APPROXIMATE ACREAGE:** 4 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The site is just west of the I-140 interchange with S. Northshore Dr. To the west is an indoor self-storage facility developed in the OB (Office, Medical, and Related Services) zone and to the north (across Northshore Drive) is the Northshore Town Center mixed use development. There is detached residential uses to the east and west, developed in the A and PR zones.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access via Osprey Point Lane, a local road with 20' of pavement within a 150' right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1) Reduce the vertical curve at STA 4+40 from 389' (K=25) to 330' (K=21).
 2) Reduce the driveway separation from 125' to 63'.
 3) Reduce the ROW radius on the northwest corner of the property from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of this City of Knoxville Department of Engineering regarding the road connection to Osprey Point Lane.
5. Meeting all requirements of the Knox County Fire Prevention Bureau and Knox County Department of Engineering and Public Works regarding the turnaround at the end of the private right of way.
6. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
7. Establishing a property owners association prior to certification of the final plat for the subdivision that will be responsible for the maintenance of the private ROW, common areas and drainage system.
8. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 9 detached dwelling units on individual lots, 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 in a PR zoning district and a Use on Review.

COMMENTS:

The applicant is proposing to develop this 4.04 acre site with 9 detached residential lots at a density of 2.23 du/ac. The subdivision will have access to Osprey Point Ln., a local street located on the southeast side of Northshore Dr., across from Northshore Town Center. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2.75 du/ac on October 11, 2018 (10-L-18-RZ). The Knox County Commission approved the rezoning request on November 19, 2018.

The applicant is requesting approval of a waiver to reduce the private ROW from 50' to 40' and the pavement width from 26' to 20'. The Planning Commission staff and Knox County Engineering and Public Works support this request, along with the other requested road variances. A turnaround for a fire truck must be installed at the end of the private ROW. If during design plan review it is determined that the proposed turn around is not sufficient, it will need to be adjusted and approved as part of the Final Plat.

There is a sinkhole/depression identified on Lot 2 that has a 50' buffer that extends into Lots 1-3. All structures must remain outside of the 50' buffer or a geotechnical report must be submitted to the Knox County Department of Engineering and Public Works. See condition #5.

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 utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.

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 a PR (Planned Residential) 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 use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property as LDR (Low Density Residential). The PR zoning allows a density up to 2.75 du/ac. At a proposed density of 2.23 du/ac, the subdivision is consistent with the recommended rezoning and Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 113 (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.

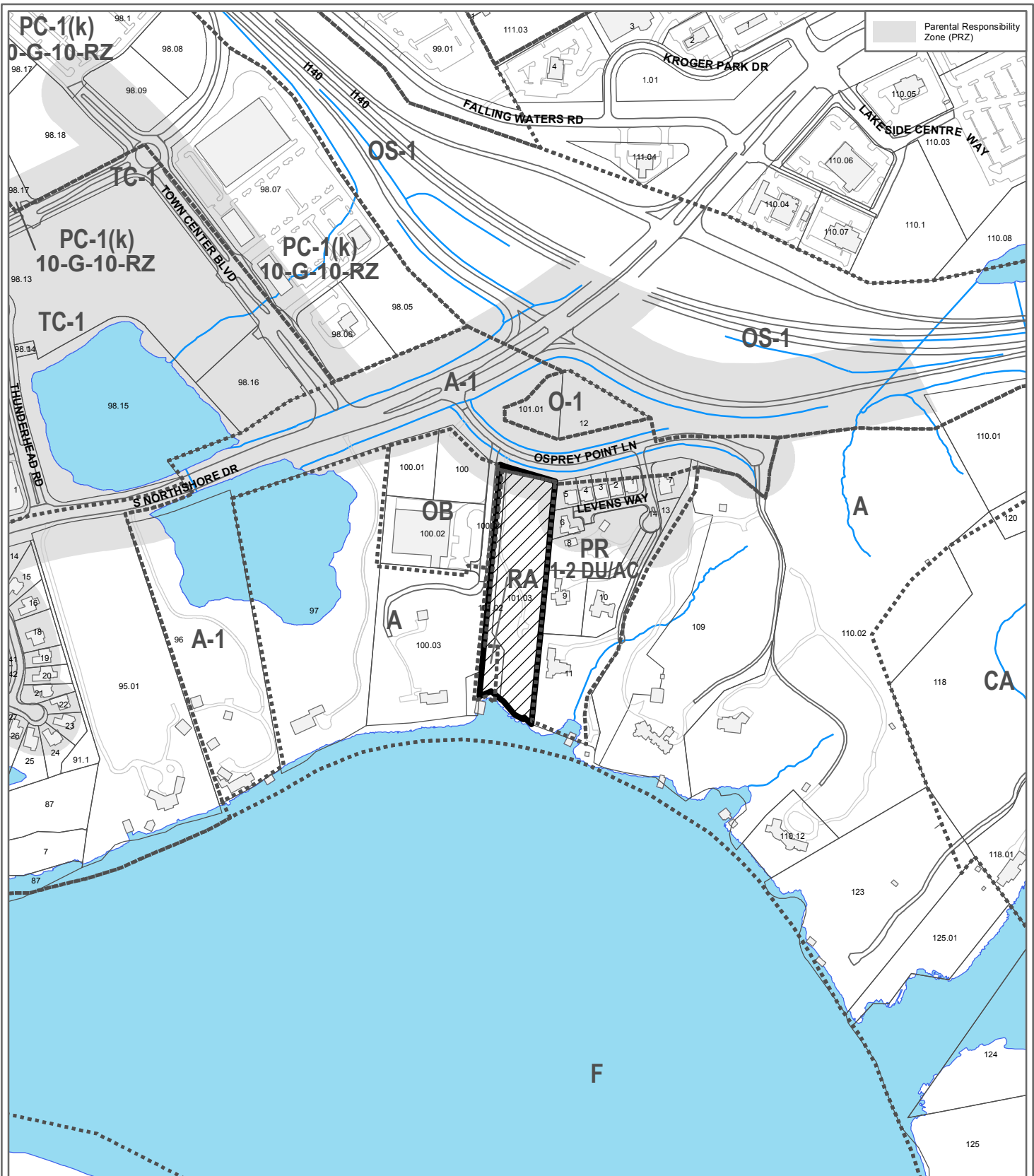
ESTIMATED STUDENT YIELD: 4 (public school children, ages 5-18 years)

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.
- 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.

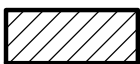
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**12-SA-18-C / 12-G-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Osprey Landing, LLC
Osprey Point

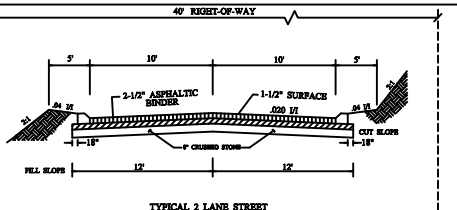


Detached residential subdivision in PR (Planned Residential) pending

Map No: 154
Jurisdiction: County



Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

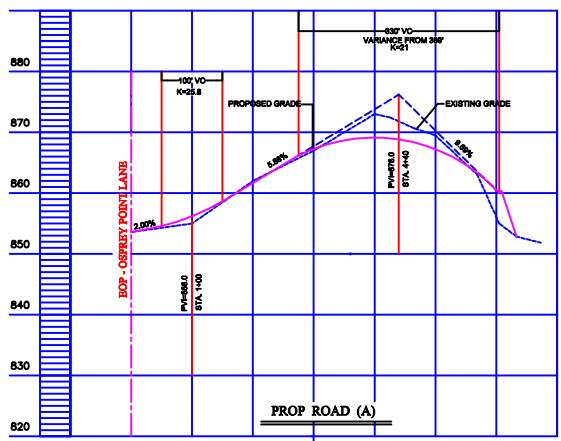
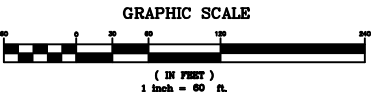
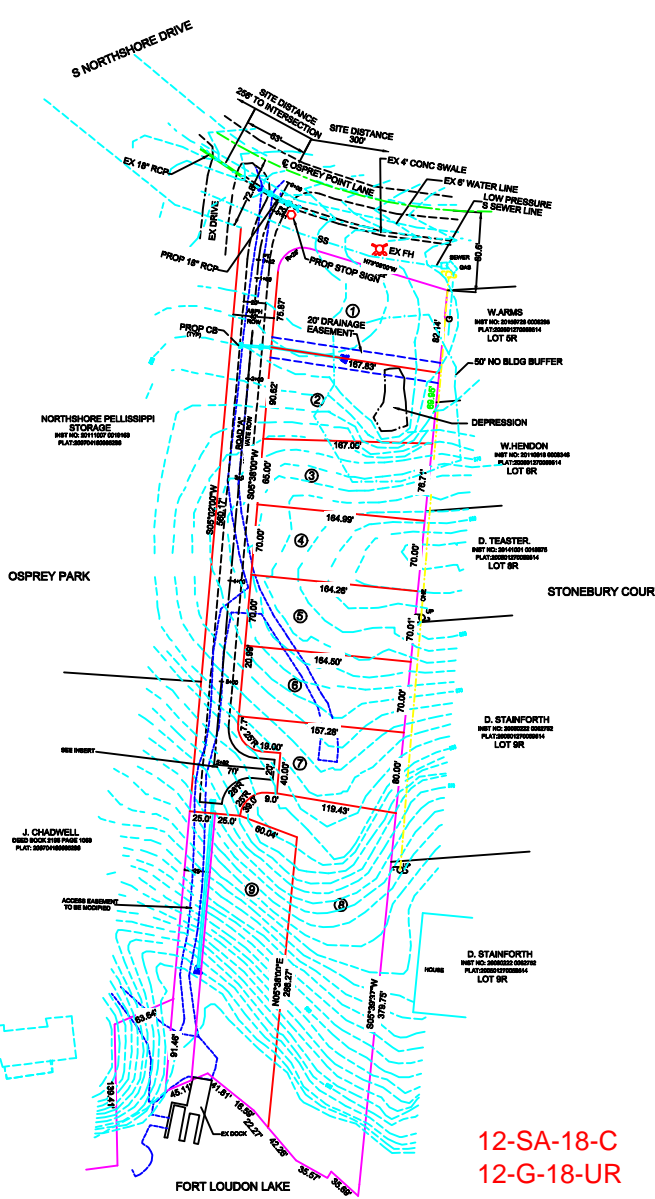


TYPICAL 2 LANE STREET

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL.

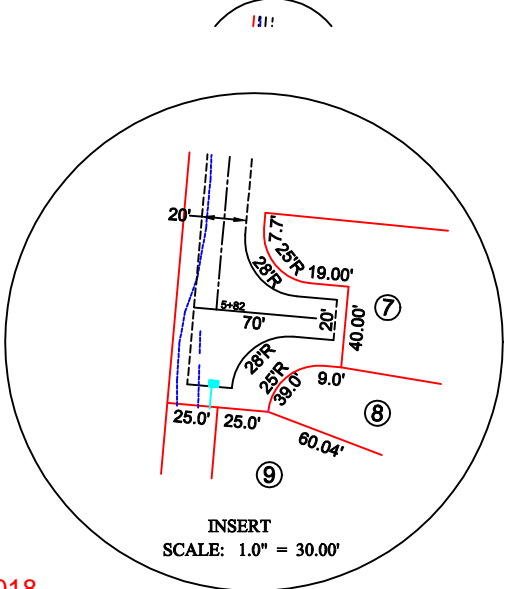
FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND NOT LESS THAN 95 PERCENT OPTIMUM MOISTURE CONTENT. SOILS WITH DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 1000 SQUARE FEET OF AREA PER EACH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.



STREET PROFILE

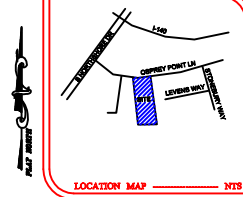
SCALE ——— HORIZONTAL 1.0" = 100.0'
VERTICAL 1.0" = 10.0'



12-SA-18-C
12-G-18-UR
Revised: 11/27/2018

- VARIANCE REQUESTS:**
1. DRIVEWAY SEPARATION FROM 12' TO 6'.
 2. INTERSECTION REDUCTION FROM 25' TO 0'.
 3. VERTICAL CURVE LENGTHS FROM 280' TO 330'. FROM

- SITE NOTE**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 - 10' UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF 60 FEET IN WIDTH EXIST ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES.
 - DEED REFERENCE: INSTR. NO. 2010828-0015096
 - PROPERTY SHOWN ON CLT 164 PARCEL 101.03 & 101.02
 - PROPERTY ZONED: PR (PLANNED RESIDENTIAL)
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORDS.
 - BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 6
 - TOTAL AREA: 4.04 ACRES



- LEGEND**
- - PCH NO DOLD
 - - PCH NO DERRY
 - ⊕ - JUNCTION BOX
 - ⊘ - CATCH BASIN
 - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR



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 amended and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 709

- ZONED PR (PLANNED RESIDENTIAL) / SETBACKS**
- FRONT YARD: 20'
 - SIDE YARD: 5'
 - REAR YARD: 15'
 - PERIPHERAL: 35'
- SITE UTILITIES**
- SANITARY SEWER : F.U.D.
 - WATER : F.U.D.
 - ELECTRIC : E.U.B.
 - CABLE : E.U.B.
 - TELEPHONE : BELLSOUTH
 - CABLE : COMCAST

OWNER

OSPREY LANDING LLC
KIRBY C. WILSON/OWNER
971 CORDILL ROAD STR 301
KNOXVILLE, TN 37922
865-966-8222

CONCEPT & DEVELOPMENT PLAN SHEET 1 OF 1

OSPREY POINT

910 OSPREY POINT LANE • DISTRICT 4
KNOX COUNTY • TENNESSEE • 37922

CLT 164 PARCEL 101.03 & 101.02

DRAWN BY: RELj	APPROVED BY: REL	DATE: 10-18-2018	REVISION: 11-23-18	SCALE: 1" = 60'	DRAWING NUMBER: 5784
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LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

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

SUBDIVISION - CONCEPT



Name of Applicant: Osprey Landing LLC
 Date Filed: 10-29-18 Meeting Date: 12-13-18
 Application Accepted by: M. Payne
 Fee Amount: 74 File Number: Subdivision - Concept 12-SA-18-C
 Fee Amount: 1200% Related File Number: Development Plan 12-G-18-UR

<p align="center">PROPERTY INFORMATION</p> <p>Subdivision Name: <u>Osprey Point</u></p> <hr/> <p>Unit/Phase Number: <u>—</u></p> <p>General Location: <u>S. Side Osprey Point Ln, E of North shore Dr</u></p> <p>Tract Size: <u>4 acres</u> No. of Lots: <u>9</u></p> <p>Zoning District: <u>PE (Pending)</u></p> <p>Existing Land Use: <u>Vacant</u></p> <p>Planning Sector: <u>SW County</u></p> <p>Growth Policy Plan Designation: <u>Planned</u></p> <hr/> <p>Census Tract: <u>57.10</u></p> <p>Traffic Zone: <u>177</u></p> <p>Parcel ID Number(s): <u>154 parcels 101.03 + 101.02</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>6</u> District</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Osprey Landing LLC</u> Company: _____ Address: <u>9721 Cogdill Rd #301</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37932</u> Telephone: <u>966-8222</u> Fax: _____ E-mail: _____</p> <hr/> <p align="center">PROJECT SURVEYOR/ENGINEER</p> <p>PLEASE PRINT Name: <u>Richard Lemay</u> Company: <u>Lemay and Associates</u> Address: <u>10816 Kingston Pkce</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37934</u> Telephone: <u>671-0183</u> Fax: <u>671-0213</u> E-mail: <u>r.lemay@lemayassociates.com</u></p>
<p align="center">AVAILABILITY OF UTILITIES</p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>FUD</u></p> <p>Water <u>FUD</u></p> <p>Electricity <u>KUD</u></p> <p>Gas <u>KUD</u></p> <p>Telephone <u>BellSouth</u></p>	<p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT Name: <u>(Surveyor)</u> Company: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____</p>
<p align="center">TRAFFIC IMPACT STUDY REQUIRED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p align="center">USE ON REVIEW <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input checked="" type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p align="center">VARIANCE(S) REQUESTED</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

VARIANCES REQUESTED

1. ~~Horizontal~~ ^{Vertical} Curve Sta 4+40 From 389' to 320'
Justify variance by indicating hardship: Topography

2. Driveway Separation From 900' to 63'
Justify variance by indicating hardship: Existing Conditions

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Richard Lenny

Address: 10816 Kingston Pike

City: Woxville State: TN Zip: 37974

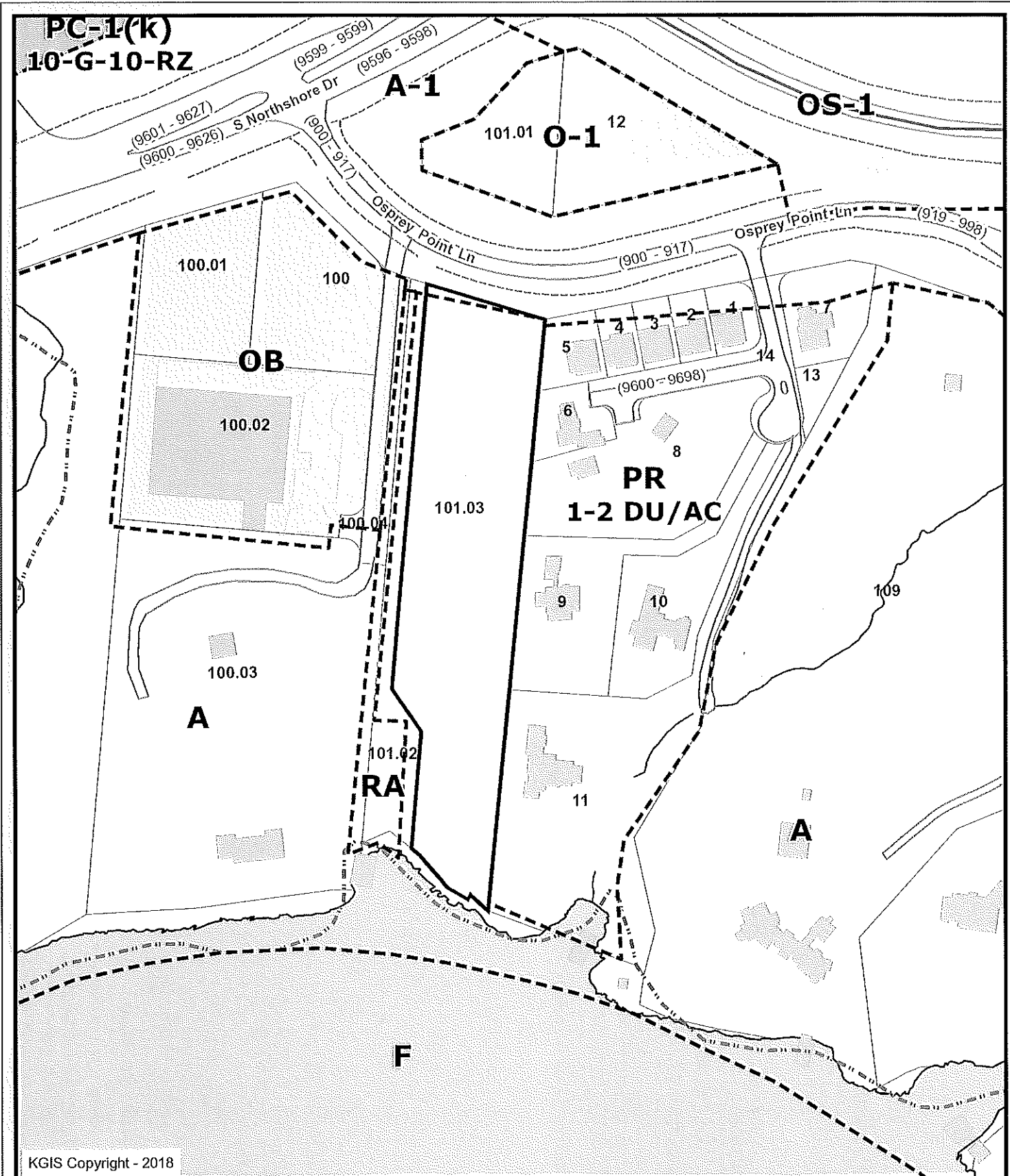
Telephone: 671-0183

Fax: 671-0213

Signature: Richard Lenny (agent)

Date: 10-29-18

E-mail: rlenny@lennyassociates.com



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Letter Portrait

Printed: 10/29/2018 at 1:25:41 PM

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Knoxville - Knox County - KUB Geographic Information System

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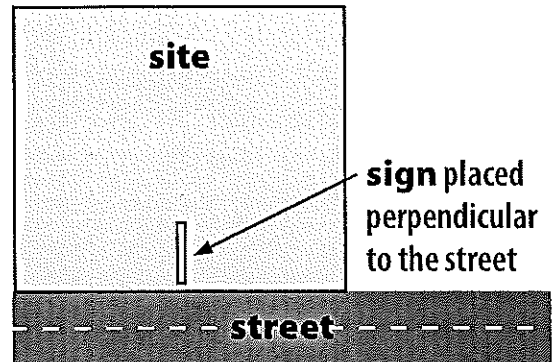
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Nov 28, 2018 and Dec 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Johi Brantley

Printed Name: Osprey Landing, LLC

Phone: 865-719-8600 Email: _____

Date: 10-29-18

MPC File Number: 12-SA-18-C / 12-G-18-WR