

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

▶ **FILE #:** 1-C-18-UR

AGENDA ITEM #: 45

AGENDA DATE: 1/11/2018

▶ **APPLICANT:** MIKE STEVENS HOMES

OWNER(S): NTC Enterprises LP

TAX ID NUMBER: 154 098.04 SEE MAP ON FILE

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** North terminus of Thunderhead Rd, west of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 54.2 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Single Family & Multi Family Residential

▶ **PROPOSED USE:** Amendment to the Development Plan and Standards for Northshore Town Center, for Single-Family Type I, Single-Family Type II and Townhouse development.

HISTORY OF ZONING: TC-1 zoning and mixed use plan designations were established in 2001 (4-Q01-RZ/4-J-01-PA/5-A-01-SP).

SURROUNDING LAND USE AND ZONING:

North: Houses / PR (Planned Residential)

South: Elementary school, retail, vacant land / TC-1 (Town Center)

East: Pellissippi Pkwy / OS-1 (Open Space Preservation)

West: Houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the text amendments to the Development Plan and Standards for Northshore Town Center, subject to 2 conditions.

1. The maximum number of stories for a townhouse may be increased to 3 if it is no more than half of the ground floor area.

2. Front facing garage doors that have a setback less than 20' beyond the setback of the primary structure shall have a garage door opening width of no more than 18' cumulatively.

COMMENTS:

The TC-1 (Town Center) zone requires that a development plan and (design) standards be approved by the Planning Commission. The design standards can be more strict than those of the zoning ordinance but not less. Shortly after the development plan and design standards were approved, the residential portion of Northshore Town Center, called Beau Monde, began construction and received several zoning variances which amended the design standards for permitting purposes but not the actual document. This has resulting in confusion of what standards apply and having to consult several documents to determine what applies. The proposed text amendments will help clarify what design standards apply and the applicant (developer of Beau Monde) proposes two new changes to the design standards related to where front facing garages can be located on Type II houses and the maximum number of stories for townhouses.

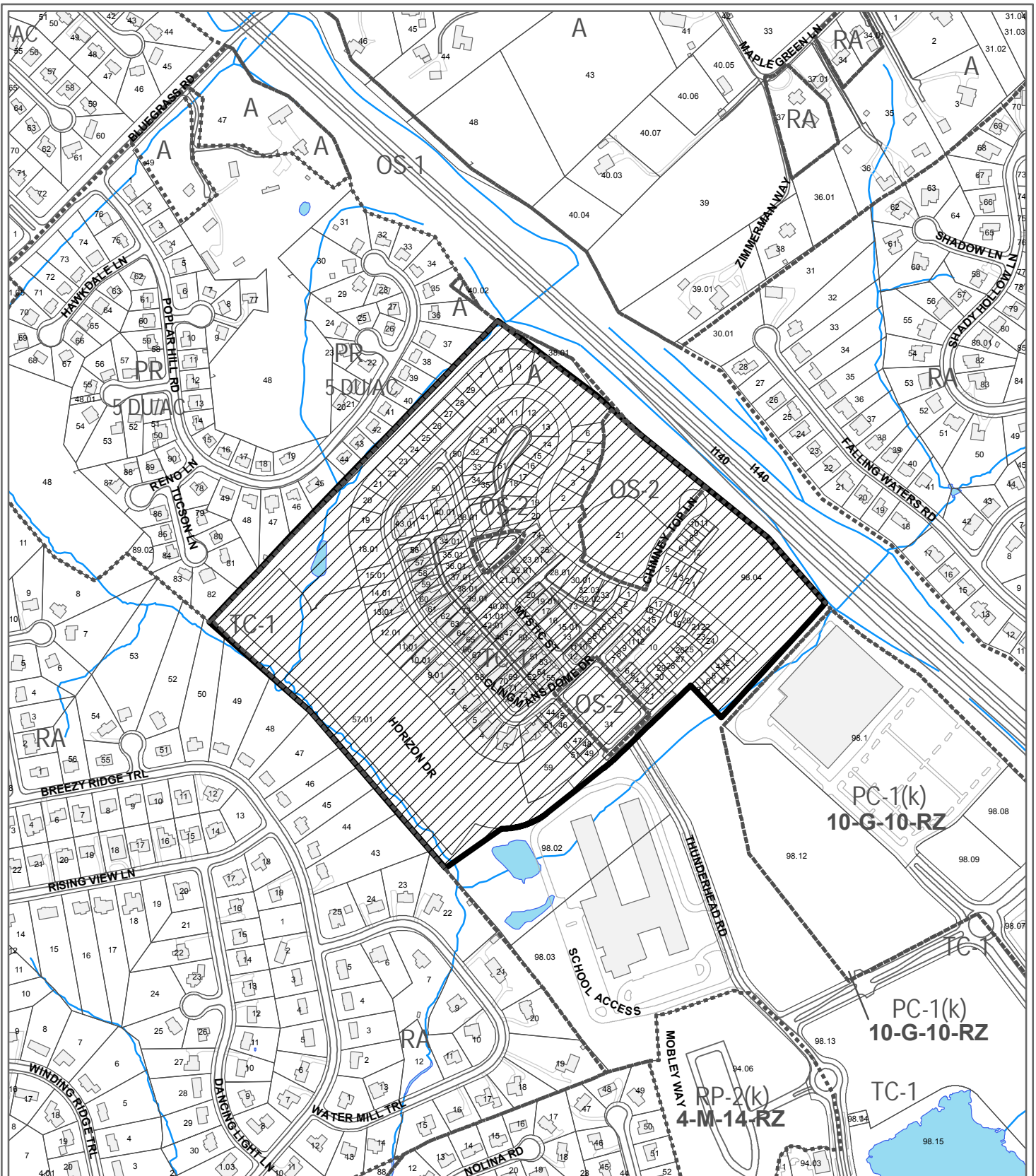
For houses, attached houses, and duplexes, the TC-1 zone uses the TND-1 (Traditional Neighborhood Development) standards for area regulations, such as minimum building setback, lot sizes, building heights. The TND-1 standards also regulate where garages can be located, stating "Garage doors which face the front of the property shall be placed twenty (20) feet beyond the setback of the principle structure." However, provide an exception stating "The Planning Commission may modify this requirement for no more than twenty (20) percent of the dwelling units in a development if warranted by topography or other environmental conditions." The applicant is requesting that 25 lots total be allowed to have a front facing garage with a minimum 2' setback from the forward most portion of the house (porch or main structure). The 25 lots requested are larger lots that do not have alley access to the rear and generally have yards that slope up or down from the street. Of the 25 lots, only 15 of them do not have houses constructed on them and 10 have houses already constructed that do not meet the standard.

The applicant also proposes to amend the maximum number of stories for townhouses from 2.5 to 3. There are several 3 story townhouses that have been constructed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-C-18-UR
USE ON REVIEW**

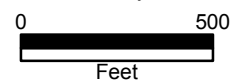


Amendment to the Development Plan and Standards for Northshore Town Center, for Single-Family Type I, Single-Family Type II and Townhouse

Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mike Stevens Homes

Map No: 154
Jurisdiction: City



Single-Family Type I

Single-Family Detached - Small Lot Low-Density Residential

- Minimum Lot Size: 3,600 sq. ft., 4,100 sq. ft. on corner lot *
- Maximum Lot Size (standard and corner lots): 6,999 sq. ft. **
- Minimum Lot Width: 32' interior lot, 40' on corner lot *
- Minimum Height: 1 Story / 12'
- Maximum Height: 2-1/2 Stories / 35' **
- Minimum Front Yard Setback: 15' to habitable portion of the house **
- Maximum Front Yard Setback: 25' to habitable portion of the house **
130' with common area easement *
- Minimum Street Side Yard Setback: 8.5' **
- Minimum Interior Side Yard Setback: 3.5' **
- Minimum Rear Yard Setbacks: Main Building: 25' **
- Minimum Rear Yard Setbacks: Accessory Buildings: 5' **
- Maximum Building Coverage: 65% of lot area **
- Maximum Impervious Cover: 75% of lot area **
- Permitted Porch Encroachment into Front Yard: 6ft **

[Deleted Standards:

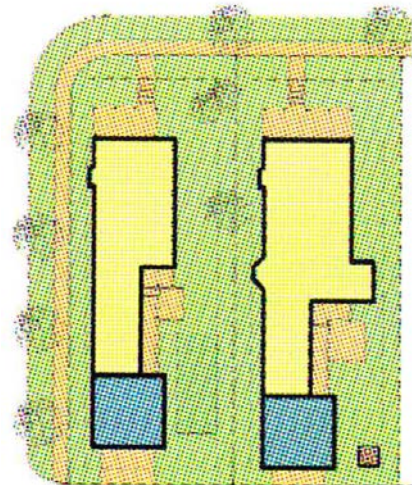
Minimum Raised Foundation: 18" (Deleted because this standard is not found in the zoning ordinance and many existing Type I houses do not meet this standard. Developer wishes to maintain continuity of housing elevations between current and future development.)]

Description: This type includes smaller cottage and village houses and is intended for the smaller width lots (<50') in the neighborhood. Type I buildings shall have vehicular access from a rear alley only. Type I buildings may have accessory buildings including secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance

(this page to replace text on page 41 of the original 2004 development plan)

- * Variance approved by BZA on 1/21/2005
- ** From City of Knoxville Zoning Code (TND-1)



Single-Family Type II

1-C-18-UR

Revised: 12/27/2017

Single-Family Detached - Large Lot Low-Density Residential

Minimum Lot Size: 5,500 sq. ft., 5,500 sq. ft. on corner lot *

Maximum Lot Size: 14,000 sq. ft. **

Minimum Lot Width: 50' interior lot **
55' on corner lot *
60' if a driveway is provided from the front of
the property **

Minimum Height: 1 Story / 12' **

Maximum Height: 2-1/2 Stories / 35' **

Minimum Front Yard Setback: 15' to habitable portion of the house *

Maximum Front Yard Setback: 30' to habitable portion of the house **

Minimum Street Side Yard Setback: 10'

Minimum Interior Side Yard Setback: 3.5' *

Minimum Rear Yard Setbacks: Main Building: 25' **

Minimum Rear Yard Setbacks: Accessory Buildings: 5' **

Maximum Building Coverage: 55% of lot area **

Maximum Impervious Cover: 70% of lot area *

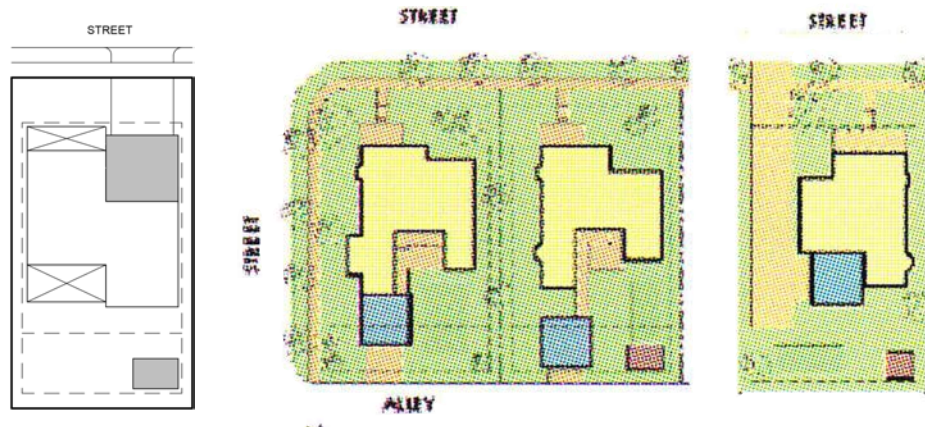
Permitted Porch Encroachment into Front Yard: 8ft **

[Deleted Standards:

Minimum Raised Foundation: 18" sidewalk to porch floor elevation (Deleted because this standard is not found in the zoning ordinance and few existing Type II houses meet this standard. Developer wishes to maintain continuity of house elevations.)]

Description: This type includes custom village and manor houses and is intended for the larger lots in the neighborhood. These lots may have significant topographical or other site constraints, which require more land area to provide proper vehicle and pedestrian access. Type II buildings may have vehicular access from either a rear alley or a street. Garages are allowed to be front facing but when front facing must be set back from the forward most portion of the house (porch or main structure) a minimum of two feet (2'). Type II buildings may have accessory structures including secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance



(this page to replace text on page 40 of original 2004 development plan. Diagram to right to be added to the three already shown on page 40.)

* Variance approved by BZA on 1/21/2005

** From City of Knoxville Zoning Code (TND-1)

Townhouse

1-C-18-UR

Revised: 12/27/2017

Single-Family Attached Medium-Density Residential

Minimum Lot Size: 1,200 sq. ft., 1,500 sq. ft. on corner lot *

Maximum Lot Size: 4,500 sq. ft. *

Minimum Lot Width: 20' interior lot, 25' on corner lot **

Minimum Height: 2 stories **

Maximum Height: 2 1/2 stories / 35' **

Minimum Front Yard Setback: 5' to habitable portion of the house **

Maximum Front Yard Setback: 25' *

Maximum Front Yard Setback with Common Area: 80' *

Minimum Street Side Yard Setback: 5' **

Minimum Interior Side Yard Setback: 0' **

Minimum Rear Yard Setbacks: Main Building: 5' when accessed via alley *

Minimum Rear Yard Setbacks: Accessory Buildings: 5' **

Maximum Building Coverage: 80% of lot area *

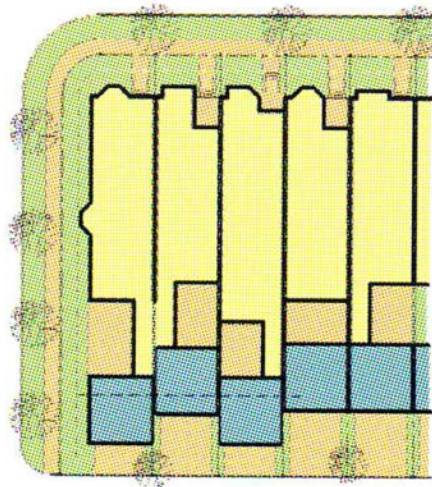
Maximum Impervious Cover: 90% of lot area **

Minimum Private Open Space: 0 sq. ft. *

Minimum Raised Foundation: 18" sidewalk to ground level ** (TND-1.D.2.a)

Description: This type may have vehicular access from a rear alley only. Townhouses may not have secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance



(this page to replace text on page 42 of the original 2004 development plan.)

* Variance approved by BZA on 1/21/2005

** From City of Knoxville Zoning Code (TND-1)

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Mike Stevens Homes
 Date Filed: 11/20/2017 Meeting Date: 1/11/17
 Application Accepted by: Marc Payne
 Fee Amount: 7 File Number: Development Plan 7
 Fee Amount: 450.00 File Number: Use on Review 1-C-18-UR



PROPERTY INFORMATION

Address: BEAU MONDE SUBDIVISION
CUNGMANS DOME DR.

General Location: NORTHSHORE/
MISSISSIPPI (NORTHSHORE
Town Center)

Tract Size: 54.2 ac. No. of Units: 15

Zoning District: TC-1/TND-1

Existing Land Use: RESIDENTIAL LOTS

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:
MU-CC

Growth Policy Plan Designation: Urban

Census Tract: 57.09

Traffic Zone: 233

Parcel ID Number(s): Multiple (see map)

Jurisdiction: City Council 2 District
 County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: NTC ENTERPRISES LP

Company: _____

Address: 9447 CUNGMANS DOME DR.

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-531-6684

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: MATTHEW COX

Company: MIKE STEVENS HOMES, INC.

Address: _____

City: _____ State: _____ Zip: _____

Telephone: 865.539.9750

Fax: _____

E-mail: mcox.msh@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

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, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
 Name: Jon Stevens

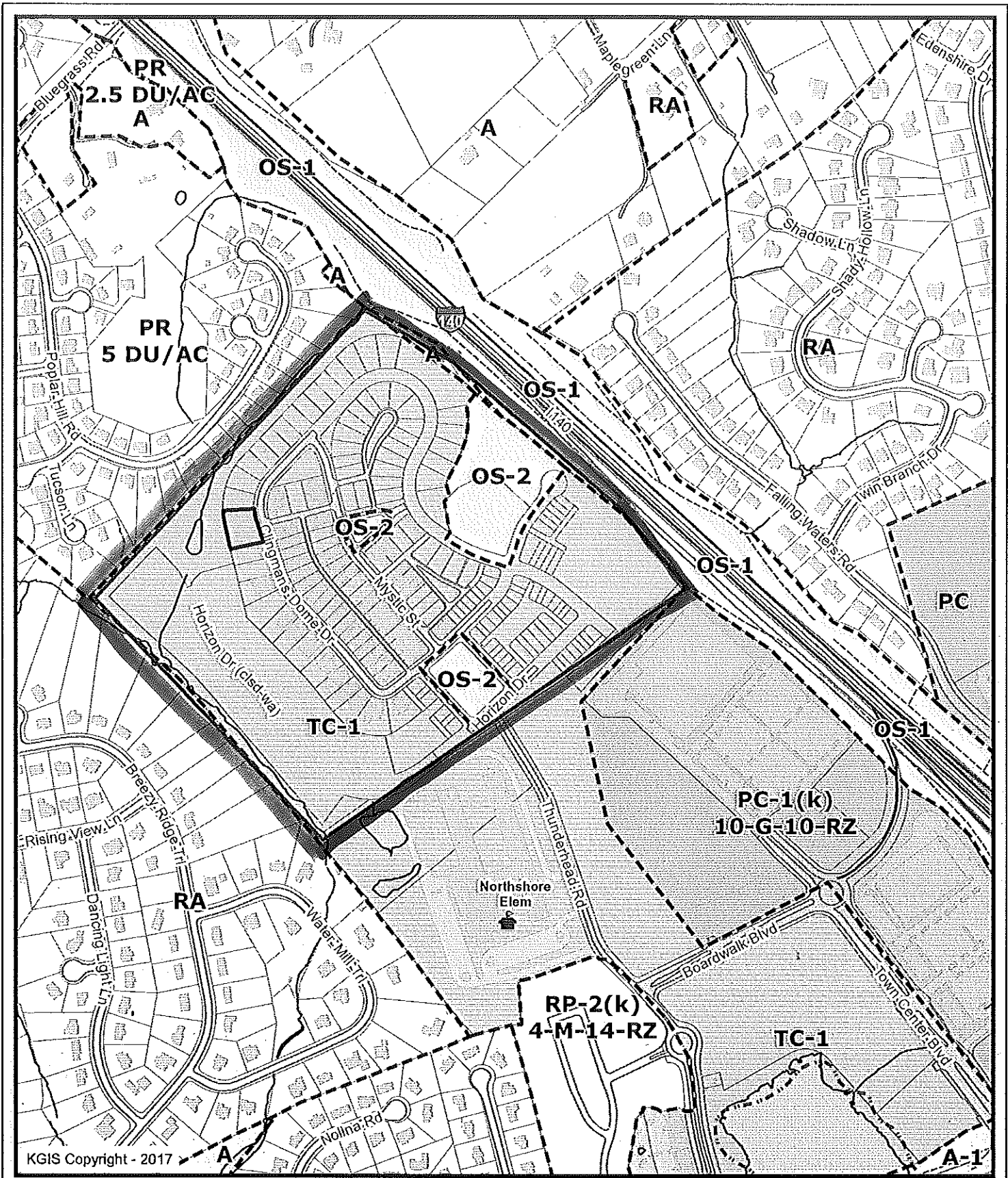
Company: NTC Enterprises LP

Address: 9447 Cungmans Dome Dr

City: Knoxville State: TN Zip: 37922

Telephone: 865-531-6684

E-mail: jstevens4@gmail.com

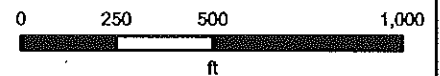


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

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

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/28/2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Kathy Jack
Printed name: KATHY JACK (MIKE STEVENS HOMES)
MPC/BZA File #: 1-C-18-UR

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Knoxville, Tennessee 37902
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