



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

▶ **FILE #:** 1-SG-18-C
1-J-18-UR

AGENDA ITEM #: 16
AGENDA DATE: 1/11/2018

▶ **SUBDIVISION:** HARPERS COVE

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 162 05613

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12000 S Northshore Dr

▶ **LOCATION:** Northwest side of S. Northshore Dr., northeast of Charlottesville Blvd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 11.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Fort Loudon Lake and Town of Farragut - F (Floodway)
South: Vacant land - A (Agricultural)
East: Residence and Fort Loudon Lake - A (Agricultural) & F (Floodway)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a 21' pavement width within a 60' right-of-way (88' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduction of the roadway width for a Joint Permanent Easement, from 22 feet to 20 feet with no curbs.
2. Vertical curve K-value reduction from 25 K to 17.5 K at STA 0+12.00 to 1+52.00.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 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 (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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 (JPE).
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. 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 development plan for up to 15 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along the southwestern boundary of Lot 7, subject to 2 conditions.**

1. Approval by Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density that will allow the proposed subdivision of 15 lots.
2. 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 the PR zone and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 37.52 acre deeded property into 15 detached residential lots. This property is located on the northwest side of S. Northshore Dr., northeast of Charlottesville Blvd. The property boundaries extend out into Fort Loudon Lake with approximately 11.9 acres located above the 813' contour. Based on the area above the 813' contour, the density of the proposed subdivision will be 1.26 du/ac.

The applicant has requested a rezoning of the property from A (Agricultural) to PR (Planned Residential) at a density of up to 3 du/ac (12-I-17-RZ). The Planning Commission recommended approval of the applicant's request on December 14, 2017. The Knox County Commission will consider the request at their meeting on January 22, 2018.

The Planning Commission had denied a concept plan (10-SE-17-C) with 12 lots for this site on November 9, 2017. The action of the Planning Commission was based on only 4 of the 12 lots meeting the minimum one acre lot size requirement of the A (Agricultural) zoning district. This is not an issue with the PR zoning.

The subdivision will be served by a JPE with a 20' pavement width within a 40' private right-of-way. A variance has been requested to reduce the roadway width for the JPE, from 22 feet to 20 feet with no curbs. Staff is recommending approval of the variance since the recently amended Subdivision Regulations, that have an effective date of February 1, 2018, will allow that reduction.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along the southwestern boundary line for Lot 7 which is also a side yard for that lot. The adjoining property that is zoned PR has a rear yard / peripheral setback of 35'. Staff is recommending approval of the reduction.

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 available to serve this site.
2. The proposed detached residential subdivision at a density of 1.26 du/ac, is consistent in use and density (up to 3 du/ac) with the recommended rezoning to PR. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.

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

1. 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 since the subdivision is located on a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning recommended for approved for the site will allow a density up to 3 du/ac. At a proposed density of 1.26 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning designation.
2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 181 (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.

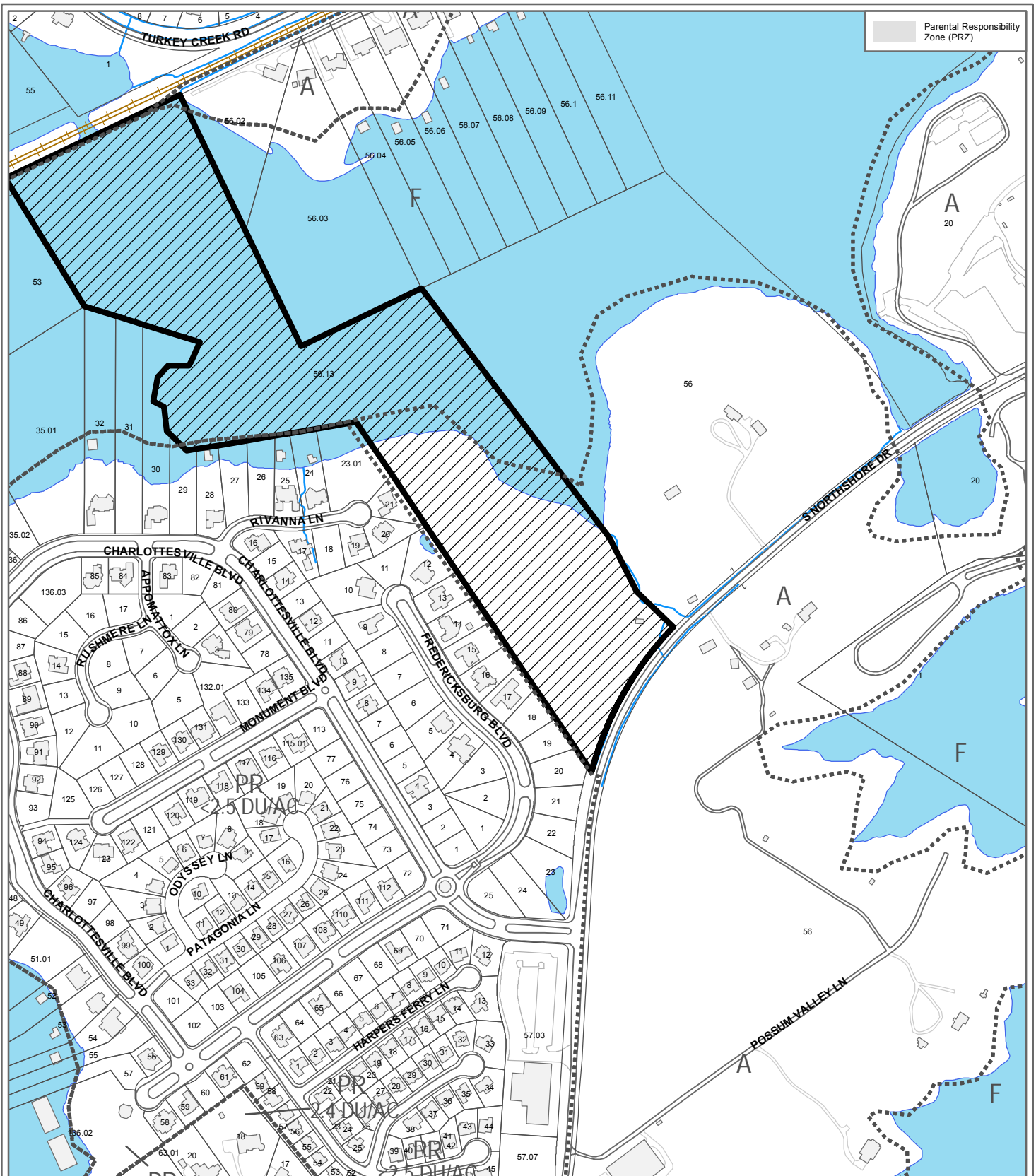
ESTIMATED STUDENT YIELD: 6 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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.



Parental Responsibility Zone (PRZ)

**1-SG-18-C / 1-J-18-UR
CONCEPT PLAN/USE ON REVIEW**

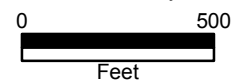


Detached Residential Subdivision in PR (Planned Residential) pending

Petitioner: Sullivan, Jim
Harpers Cove

Map No: 162

Jurisdiction: County



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

Revised:



LOCATION MAP
NOT TO SCALE

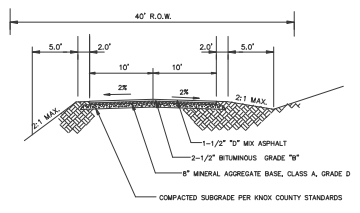
NORTHVALE SUBDIVISION PARKROAD
713.56'

Taylor's Landing

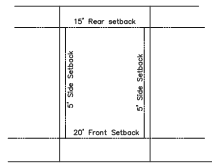
Fort Loudon Lake

Jefferson Park West S/D

Jefferson Park West S/D



PRIVATE ROAD "A"
JOINT PERMANENT EASEMENT
NTS



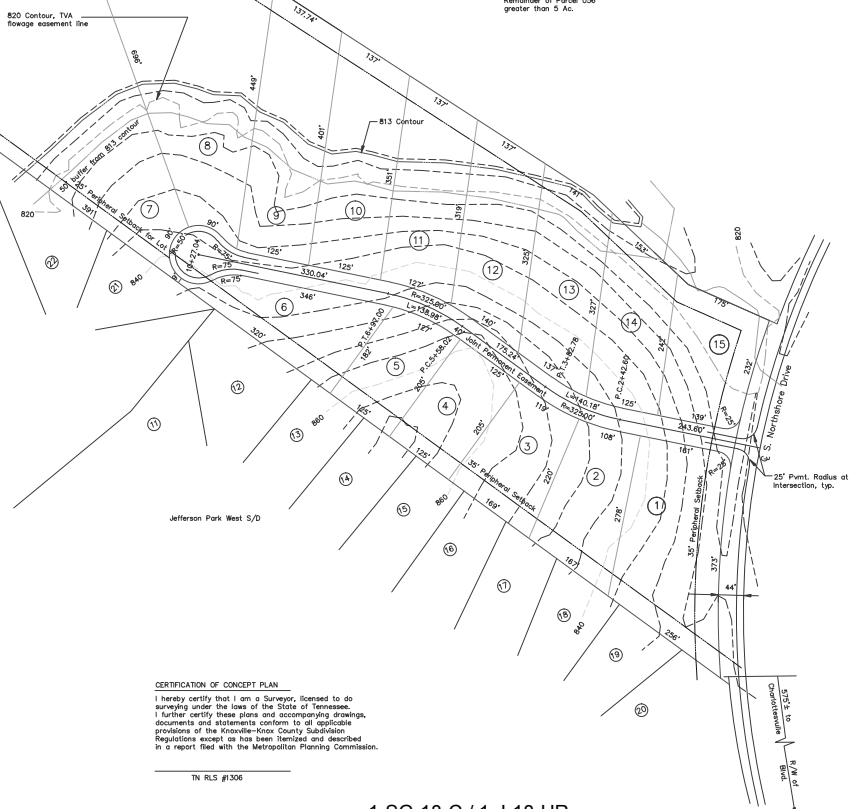
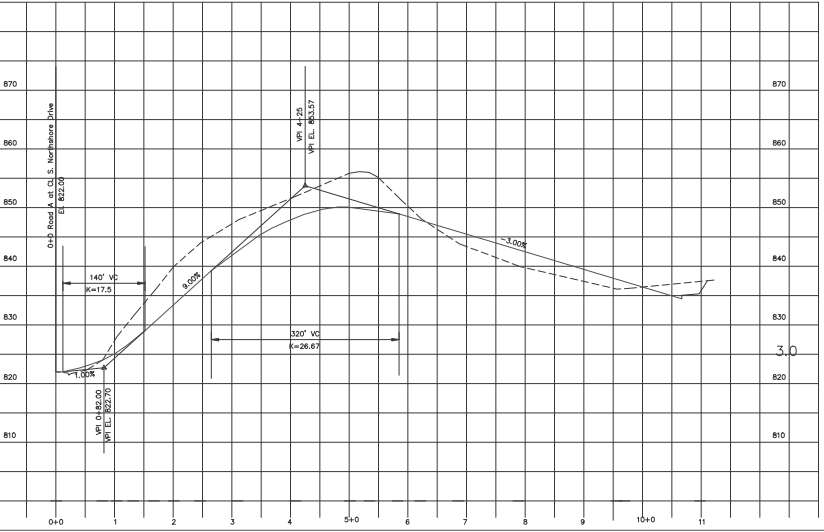
TYPICAL LOT LAYOUT
NTS

- NOTES:
1. CLT MAP 162, PARCEL 056.13
 2. NO. OF LOTS - 15.
 3. AREA SUBDIVIDED - 37.52 AC. (11.9 ACRES TO 813 CONTOUR).
 4. THIS PROPERTY IS PR.
 5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 7. THIS IS TO CERTIFY THERE IS 400' SIGHT DISTANCE EACH WAY AT S. NORTHSHORE DRIVE.

NOTE: VARIANCES REQUESTED:

1. VERTICAL CURVE: (+)12.00 TO 1+52.00) 25 K TO 17.5 K.
2. ROADWAY WIDTH OF 28' TO 20' WITH NO CURB.

Remainder of Parcel 056
greater than 5 Ac.



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 these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306

1-SG-18-C / 1-J-18-UR
Revised: 12/27/2017

CONCEPT PLAN & SITE PLAN
HARPERS COVE
CLT MAP 162, PART OF PARCEL 056
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' NOV. 28, 2017
DEC. 27, 2017

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356





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

[MPC Comment] South Northshore

1 message

Annie Duncan <aduncan@tds.net>

Tue, Dec 5, 2017 at 3:01 PM

Reply-To: aduncan@tds.net

To: commission@knoxmpc.org

Commissioners:

S. Northshore Drive is a narrow road with no shoulder and entirely too much traffic, yet developments continue to occur. It has become nearly impossible to navigate out of neighborhoods in the morning and afternoon hours. Nearby parks are also hard to navigate.

I live in Jefferson Park and have a daughter who is driving. To allow more traffic so that builders can make more money puts the lives of people in danger. Please do not allow another development in our area. It is already unsafe and ridiculously congested!

Annie Duncan
1631 Charlottesville Blvd.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org

MPC METROPOLITAN PLANNING COMMISSION

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2600
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Jim Sullivan

Date Filed: 11/28/17 Meeting Date: 1/11/18

Application Accepted by: M. Payne

Fee Amount: 7K File Number: Subdivision - Concept 1-5G-18-C

Fee Amount: 1440.00 Related File Number: Development Plan 1-5-18-OR

PROPERTY INFORMATION

Subdivision Name: Harper's Cove

Unit/Phase Number: _____

General Location: Northshore Drive
West of Pellissippi, east of Chota

Tract Size: 11.92 acres 37.5 Ac No. of Lots: 15

Zoning District: PR-F (Pending)

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan Designation: Rural

Census Tract: 58.12

Traffic Zone: 176 243

Parcel ID Number(s): 162 05613

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Mesana Investments

Company: Scott Davis

Address: P O Box 11315

City: Knoxville State: TN Zip: 37139

Telephone: _____

Fax: 693-7465

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Jim Sullivan

Company: Jim Sullivan, Land Surveyor

Address: 2523 Creekstone Circle

City: Manville State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: (865) 233-0572

E-mail: sullivanandjms@gsmsurvey.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water LCUB

Electricity LCUB

Gas _____

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: Scott Davis

Company: Mesana Investments, LLC

Address: P O Box 11315

City: Knoxville State: TN Zip: 37139

Telephone: _____

Fax: 693-7465

E-mail: _____

Harper Cove

VARIANCES REQUESTED

1. Justify variance by indicating hardship: Vert Curve 0.41% to 1.52%
2.5K to 17.5K

2. Justify variance by indicating hardship: Roadway width of 26' to 18' w/no curb

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.

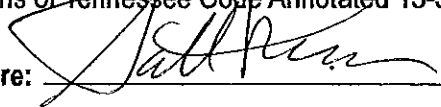
PLEASE PRINT

Name: Scott Davis

Address: _____

City: _____ State: _____ Zip: _____

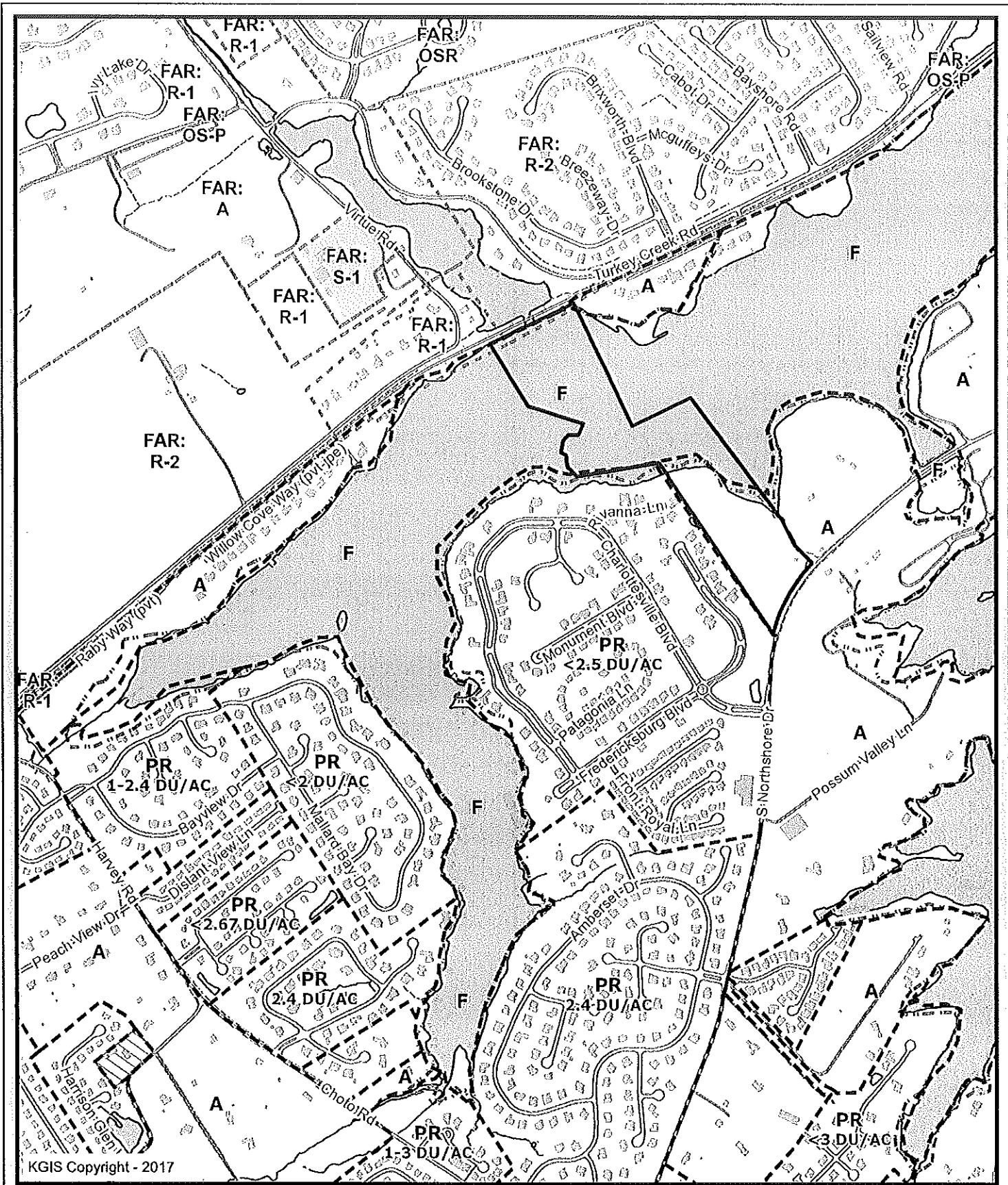
Telephone: _____

Signature: 

Fax: _____

Date: 11-28-2017

E-mail: _____

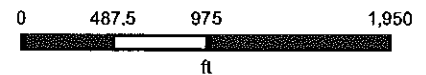


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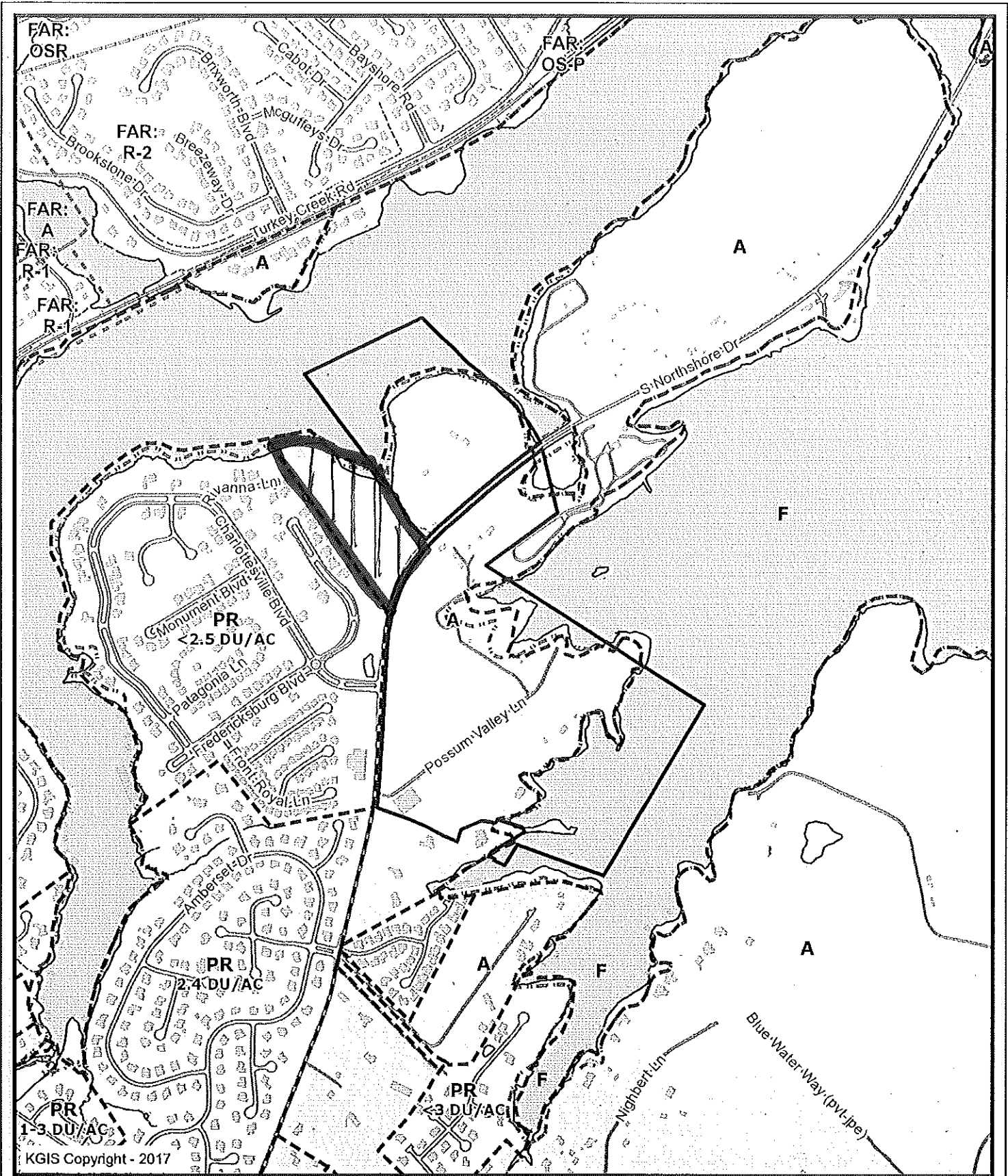
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



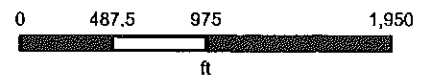
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Letter Portrait

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REQUIRED SIGN POSTING AGREEMENT FORM

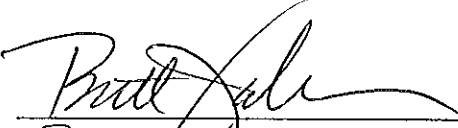
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign 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 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: Brett Jackson
MPC/BZA File #: 1-56-18-C 12-18-UR

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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