



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

▶ **FILE #:** 10-SF-18-C

AGENDA ITEM #: 21

AGENDA DATE: 10/11/2018

▶ **SUBDIVISION:** FELICIANA (FORMERLY ASHTON GROVE)

▶ **APPLICANT/DEVELOPER:** DJC PROPERTIES LLC

OWNER(S): DJC Properties LLC

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:** 1.87 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)
South: Residence - A (Agricultural)
East: Residences - A (Agricultural)
West: Residences - PR (Planned Residential)

▶ **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' within a 60' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection spacing variance between Feliciana Way and Bald Cypress Ln., from 400' to 49'.
2. Intersection spacing variance between Feliciana Way and Sandpiper Ln., from 400' to 352'.
3. Reverse curve tangent variance on Feliciana Way between STA 0+41.4 and STA 0+70.4, from 50' to 29'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the location and 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 12 conditions

1. Connecting 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.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Certification on the final plat by the applicant's surveyor that the corner sight distance looking in both directions along S. Northshore Drive from the subdivision entrance (private right-of-way) 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 private right-of-way 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 Road Plan.
8. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
9. Installation of the landscape buffer screen as identified on the concept plan along the southern and eastern boundary lines of the subdivision prior to any building permits being issued for this subdivision.
10. During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.
11. Submitting to Planning Commission 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.
12. 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.

COMMENTS:

The applicant is proposing to subdivide this 1.87 acre site into 7 detached residential lots with a density of 3.74 du/ac. Development at that density is under the 4.5 du/ac permitted by the current zoning of the site. Access to the 7 lots will be via a private right-of-way from S. Northshore Drive. The private right-of-way is being designed to public street standards with the exception of using a 40' wide right-of-way which is permitted for private streets. In consideration of existing vegetation, and in order to soften the boundary of this development to partially buffer the adjoining residential uses, a condition has been added to require a landscape buffer along the southern and eastern boundary of the subdivision.

A concept plan and use on review approval had previously been approved for this site on June 9, 2016 (6-SD-16-C/2-G-16-UR). While the concept plan has expired, the use on review approval for up to 7 detached dwellings on individual lots is still valid.

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: 3 (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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.