

**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 Felician Way and Bald Cypress Ln., from 400' to 49'.
2. Intersection spacing variance between Felician Way and Sandpiper Ln., from 400' to 355'.
3. Reverse curve tangent variance on Felician Way between STA 0+414 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)

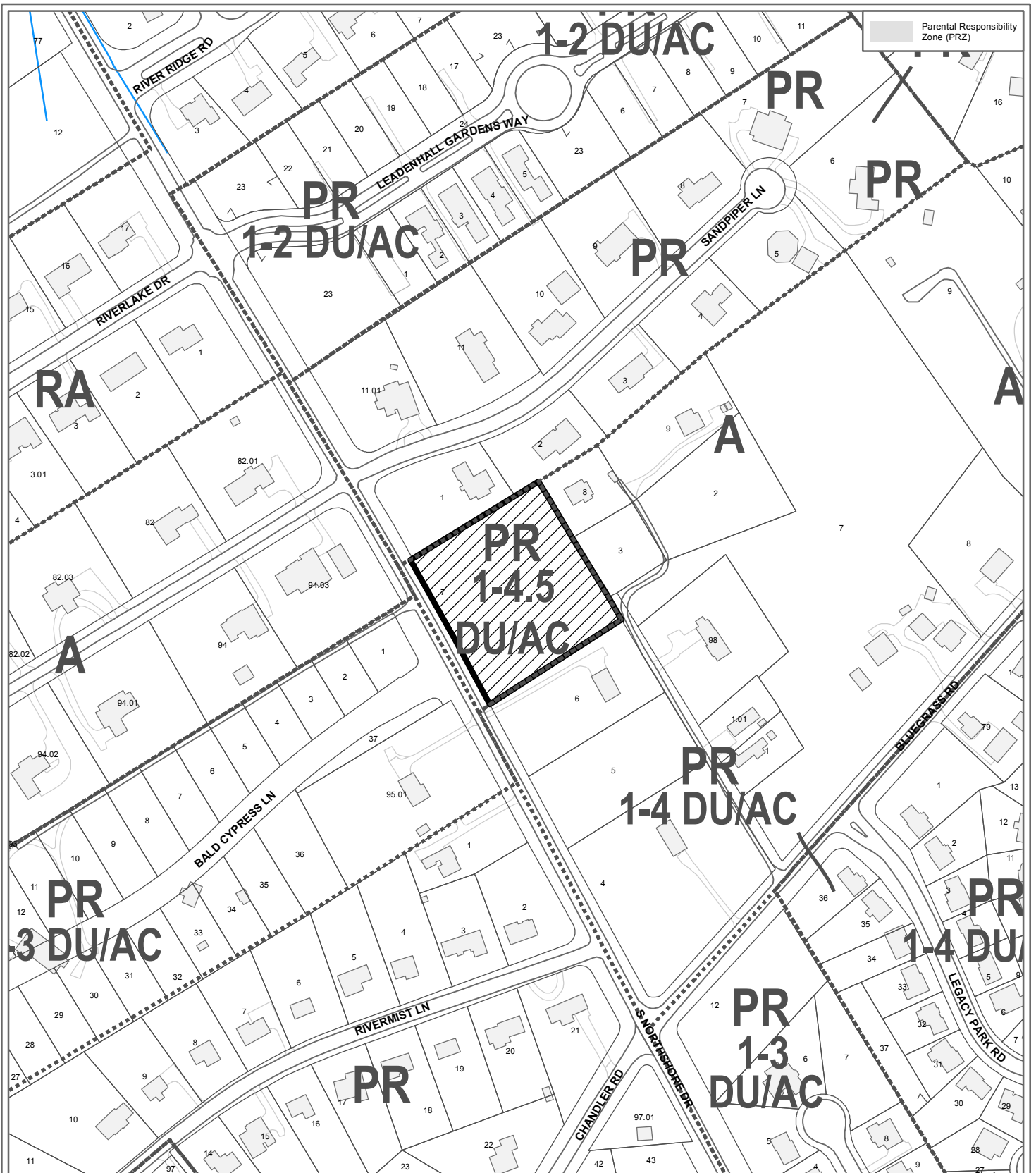
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**10-SF-18-C
CONCEPT PLAN**

Subdivision: Ashton Grove



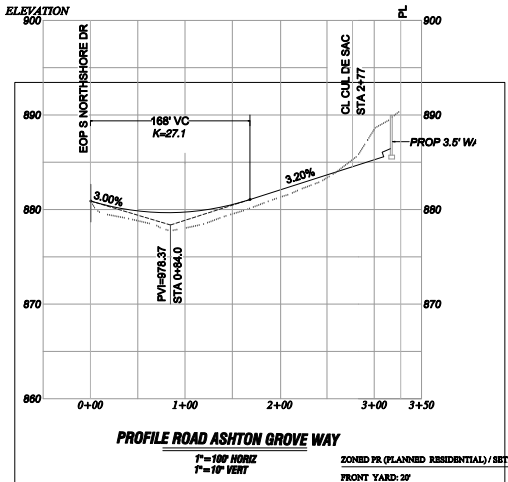
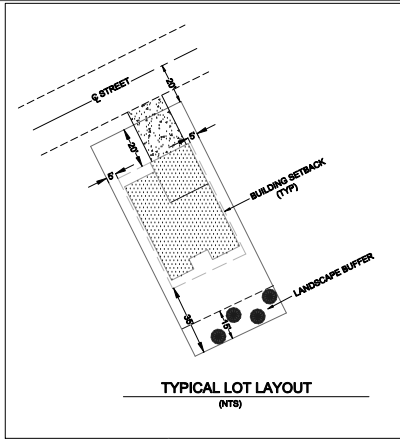
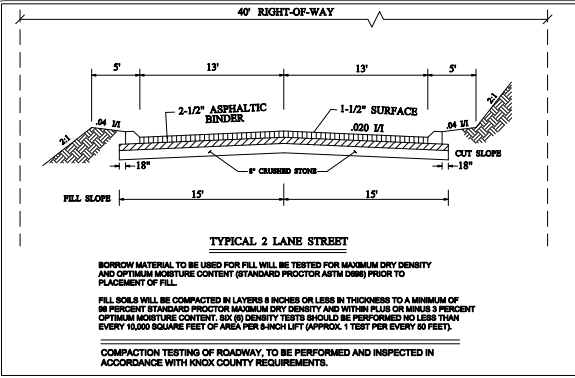
Approval of Concept Plan

Original Print Date: 9/17/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

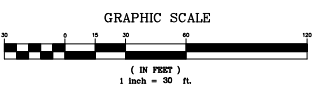
Revised:

Map No: 153
 Jurisdiction: County





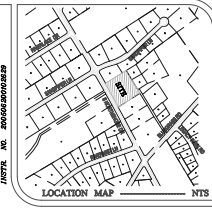
- SITE NOTE**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 - DEED REFERENCE: INSTR. NO. 2010028-013086
 - PROPERTY SHOWN ON CLT 153L, GROUP A, PARCEL 7
 - PROPERTY ZONED: PR (PLANNED RESIDENTIAL)
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, TIEBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 7
 - TOTAL AREA: 1.87± ACRES



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

Surveyor
Tenn. Reg. No. 789



- LEGEND**
- ⊙ - IRON ROD (OLD)
 - - IRON ROD (NEW)
 - ⊕ - JUNCTION BOX
 - ⊖ - CATCH BASIN
 - - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR



LeMAY AND ASSOCIATES CONSULTING ENGINEERS

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

REVISED CONCEPT PLAN				SHEET 1 OF 1	
10419 S. NORTHSHORE DRIVE • DISTRICT 6 KNOX COUNTY • TENNESSEE • 37922				CLT MAP 153L, GROUP A, PARCEL 7	
				DRAWN BY: REL	
				SCALE: 1" = 30'	DRAWING NUMBER: 4658

SUBDIVISION - CONCEPT



Name of Applicant: DJC Properties LLC Date Filed: 8-27-18 Meeting Date: 10/11/18 Application Accepted by: James Reel Fee Amount: \$710 File Number: Subdivision - Concept 10-SF-18-c Fee Amount: Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Ashton Grove Unit/Phase Number: N/A General Location: N Side S-Northshore Dr East of Sandpiper Ln Tract Size: 1.87 No. of Lots: 7 Zoning District: PR Existing Land Use: Vacant Planning Sector: SW County Growth Policy Plan Designation:

Census Tract: 57.08 Traffic Zone: 233 Parcel ID Number(s): 153LA007

Jurisdiction: [] City Council District [x] County Commission 5 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision: Sewer FUD Water FUD Electricity TUB Gas TUB Telephone Bell South

TRAFFIC IMPACT STUDY REQUIRED

[x] No [] Yes

USE ON REVIEW [x] No [] Yes

Approval Requested: [] Development Plans in Planned District or Zone [] Other (be specific):

VARIANCE(S) REQUESTED

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

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: DJC Properties LLC Company: Address: 2212 Fallen Oaks Dr City: Knoxville State: TN Zip: 37932 Telephone: 705-9303 Fax: E-mail:

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Richard LeMay Company: LeMay + Associates Address: 10816 Kingston Pike City: Knoxville State: TN Zip: 37934 Telephone: 671-0183 Fax: 671-0213 E-mail: rlemay@lemayassociates.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Surveyor Company: ABC Company Address: City: State: Zip: Telephone: Fax: E-mail:

VARIANCES REQUESTED

1. OFF Entrance From 125' to 38'

Justify variance by indicating hardship: Existing condition

2. Cur de sac Radius From 75' to 25'

Justify variance by indicating hardship: Geometry of site

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 Lemay

Address: 10816 Kingston PK

City: Knoxville State: TN Zip: 37934

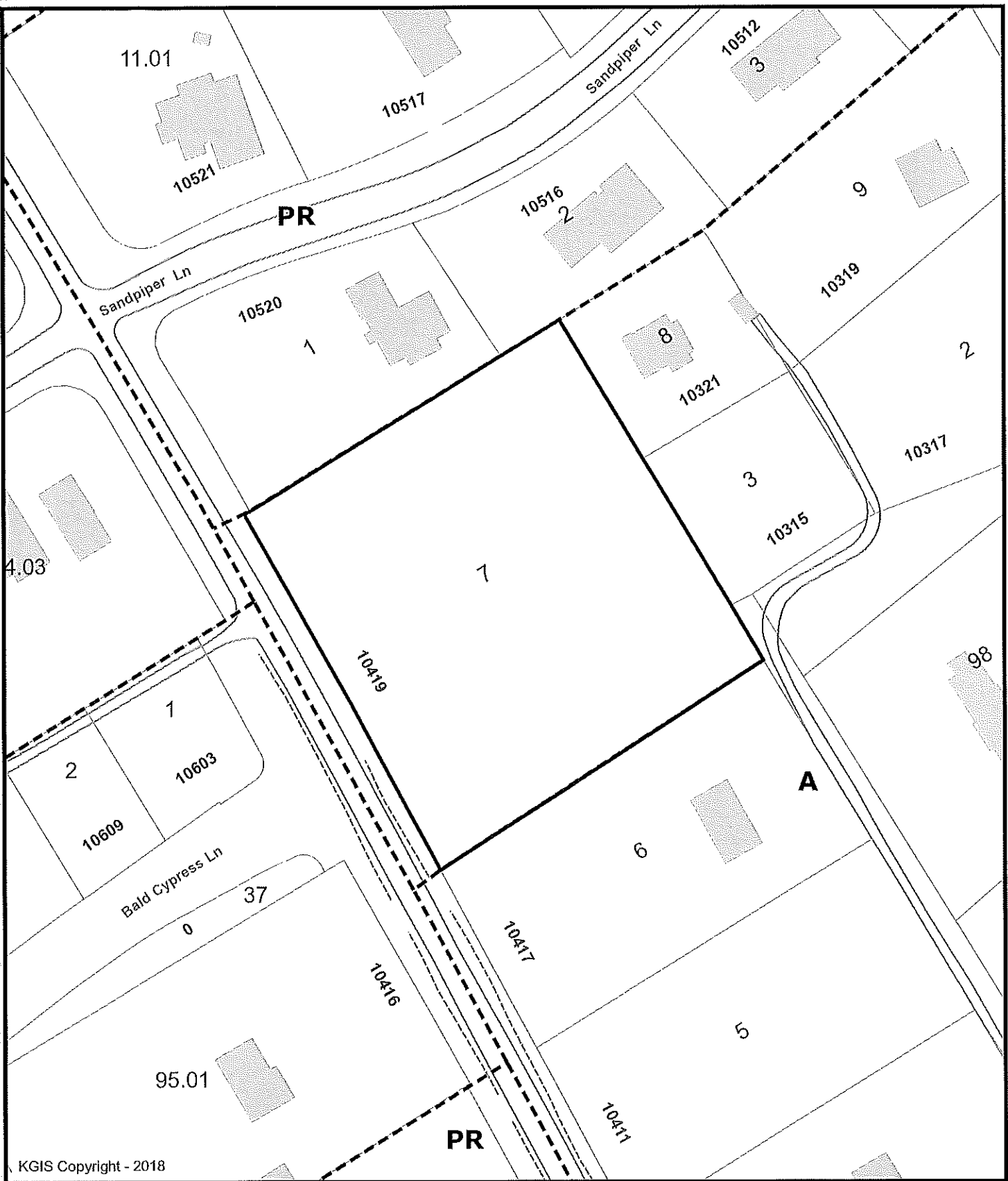
Telephone: 678-0283

Fax: 678-0213

E-mail: rlemay@lemayassociates.com

Signature: [Signature]

Date: 8-27-18

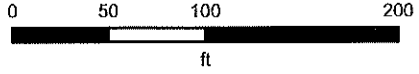


KGIS Copyright - 2018

Letter Portrait



Printed: 8/27/2018 at 3:45:25 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

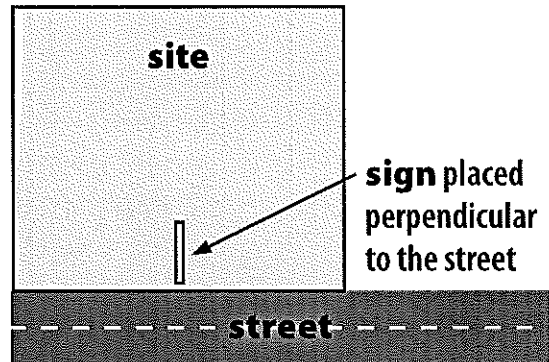
REQUIRED SIGN POSTING AGREEMENT

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:

9/26/18 and 10/12/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *John Paul Br...*

Printed Name: John Paul Br...

Phone: 865-719-8600 Email: John@LEMAyASSOCIATES.COM

Date: 8/27/18

MPC File Number: 10-SF-18-C