



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ FILE #:	8-SF-20-C	AGENDA ITEM #:	18
	8-J-20-UR	AGENDA DATE:	9/10/2020
POSTPONEMENT(S):	8/13/2020		
▶ SUBDIVISION:	S&E PROPERTIES ON NORTSHORE DRIVE		
▶ APPLICANT/DEVELOPER:	S&E PROPERTIES		
OWNER(S):	Charles R. Hunter & Robert D. Hunter		
<hr/>			
TAX IDENTIFICATION:	133 N D 001	<u>View map on KGIS</u>	
JURISDICTION:	County Commission District 4		
STREET ADDRESS:	8512 S. Northshore Dr.		
▶ LOCATION:	Southeast side of S. Northshore Dr., west of Dunbarton Oaks, across from Branton Blvd, southwest of Wallace Rd.		
SECTOR PLAN:	Southwest County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Tennessee River		
▶ APPROXIMATE ACREAGE:	17.94 acres		
<hr/>			
▶ ZONING:	PR (Planned Residential) with up to 4 du/ac		
▶ EXISTING LAND USE:	Single family residence		
▶ PROPOSED USE:	Single family residential neighborhood		
SURROUNDING LAND USE AND ZONING:	NORTH: Residences - PR zoning with up to 8 du/ac and RN-1 (Single Family Residential Neighborhood) SOUTH: Residences and vacant land - A (Agricultural) EAST: Residence - A (Agricultural) WEST: Assisted living facility and residences - RN-6 (Multifamily Residential Neighborhood), and PR (Planned Residential) with up to 15 du/ac		
<hr/>			
▶ NUMBER OF LOTS:	44		
SURVEYOR/ENGINEER:	Batson, Himes, Norvel and Poe		
ACCESSIBILITY:	S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.		
▶ SUBDIVISION VARIANCES REQUIRED:	VARIANCES: 1. Reduction of intersection spacing on S. Northshore Drive between Branton Blvd. and Road A from 400' to 201'.		

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Horizontal curve from 250' to 200', station 4+00, Road "A"
2. Horizontal curve from 250' to 175', station 9+00, Road "A"
3. Horizontal curve from 250' to 175', station 11+50, Road "A"
4. Horizontal curve from 250' to 200', station 13+25, Road "A"

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY
ENGINEERING AND PUBLIC WORKS:
1. Reduce right-of-way width from 50 ft to 40 ft**

STAFF RECOMMENDATION:

- ▶ **APPROVE variance 1 and alternate design standards 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions.

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work or connections within the TDOT right-of-way.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
5. Providing a 20-ft greenway easement along the S. Northshore Dr. frontage as requested by the Knox County Department of Parks and Recreation.
6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
7. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
8. Identify the blue line stream that crosses the property and all required buffers on the final plat.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- ▶ **APPROVE the Development Plan for up to 44 detached dwelling units on individual lots**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 17.94 acre tract into 44 detached residential lots and 3 common areas resulting in a density of 2.45 du/ac. The property is zoned PR (Planned Residential) with up to 4 du/ac allowed and is located on the southeast side of S. Northshore Dr., approximately 1 mile south of the Rocky Hill area. The proposed subdivision consists of a long cul-de-sac winding through the property with a smaller cul-de-sac off the main cul-de-sac and towards the front of the subdivision near S. Northshore Dr. The new subdivision will be accessed from S. Northshore Dr. northeast of Brantley Blvd. There are no sidewalks proposed. Amenities would consist of the open common spaces.

One of the common areas contains a detention basin. It is located adjacent to S. Northshore Dr. and behind lots 42 and 44. The other two common areas contain the stream and its buffer area. Lots 10 and 41 contain closed contour lines that may indicate sinkholes. A 50-ft buffer area around the sinkholes is required, or the applicant may provide a geotechnical analysis determining the area is not a sinkhole and would be appropriate to build on. This can be handled during the permitting process.

A 20-ft easement has been provided along S. Northshore Rd. for a potential future greenway. S. Northshore Rd. was identified as a critical bike/pedestrian corridor in a greenway corridor study recently conducted by Knox County.

The applicant has requested a reduction of the right-of-way setback from 50 ft to 40 ft, which would be approved by Knox County Engineering during the design plan phase.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential 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 the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.45 du/ac, is consistent in use and density with the approved rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning.
2. The development is consistent with the following general standards for uses permitted on review:
 - The proposal 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 development has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.45 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 489 (average daily vehicle trips)

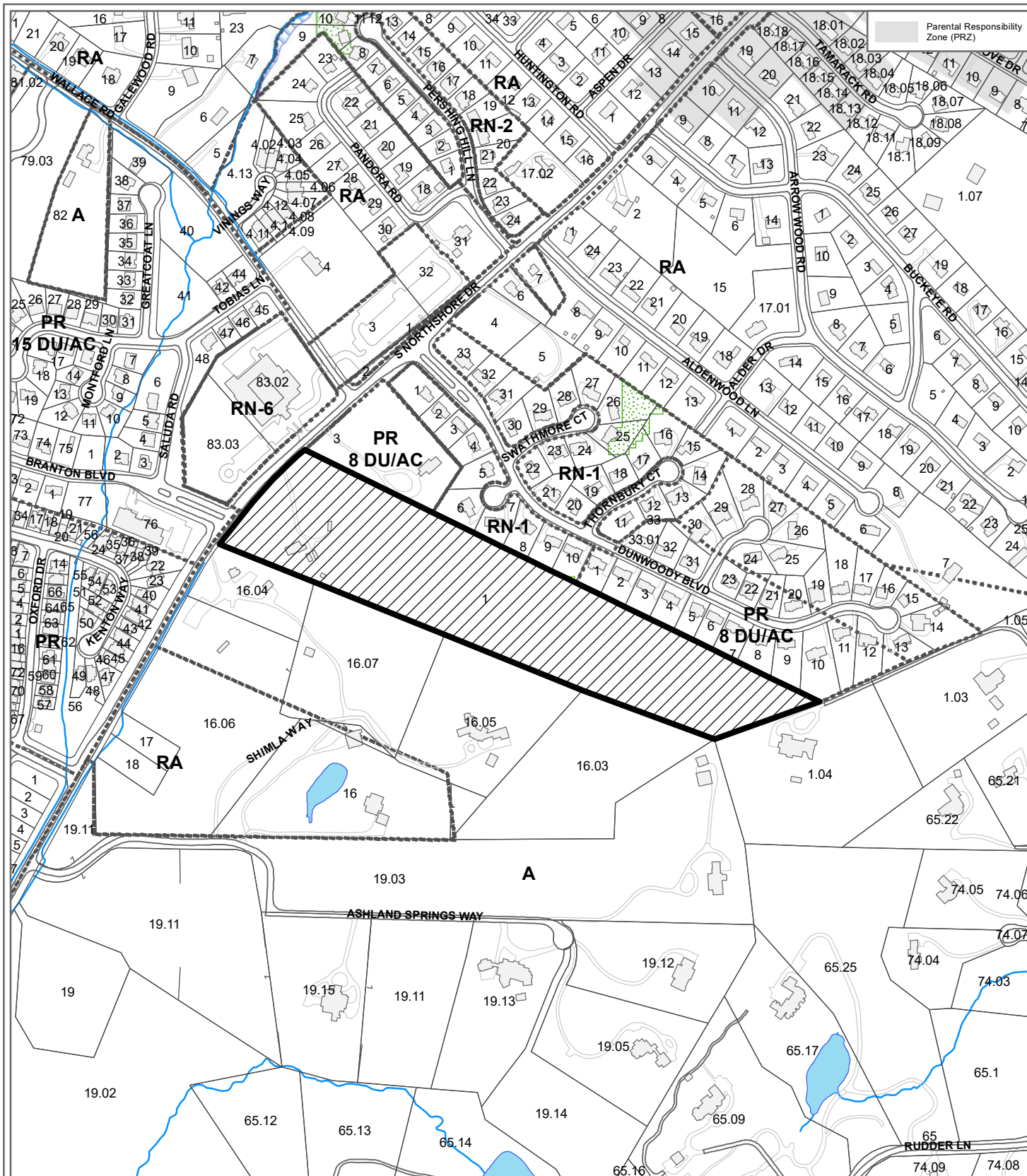
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 18 (public school children, grades K-12)

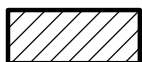
Schools affected by this proposal: Rocky Hill Elementary, West Valley Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.



8-J-20-UR / 8-SF-20-C
CONCEPT PLAN/USE ON REVIEW

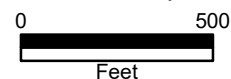


Single family residential in PR (Planned Residential)

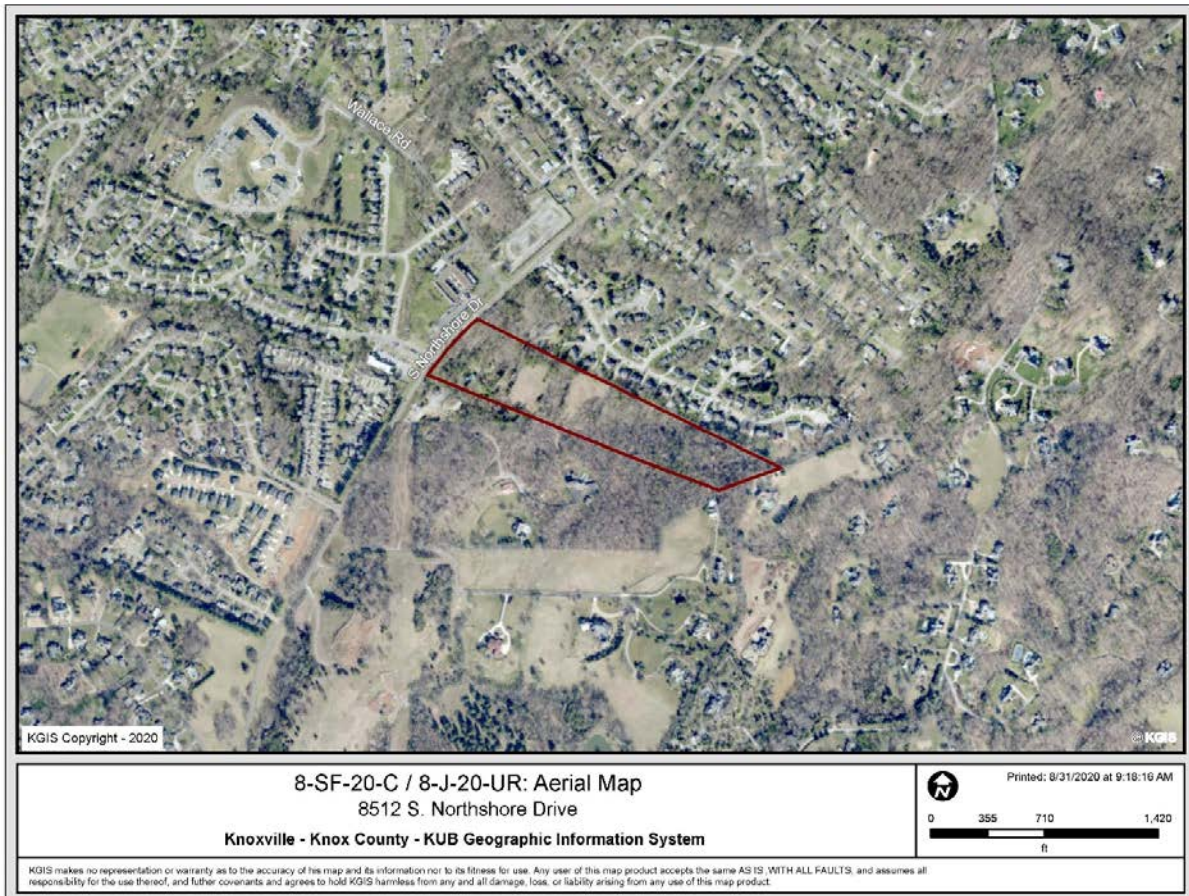
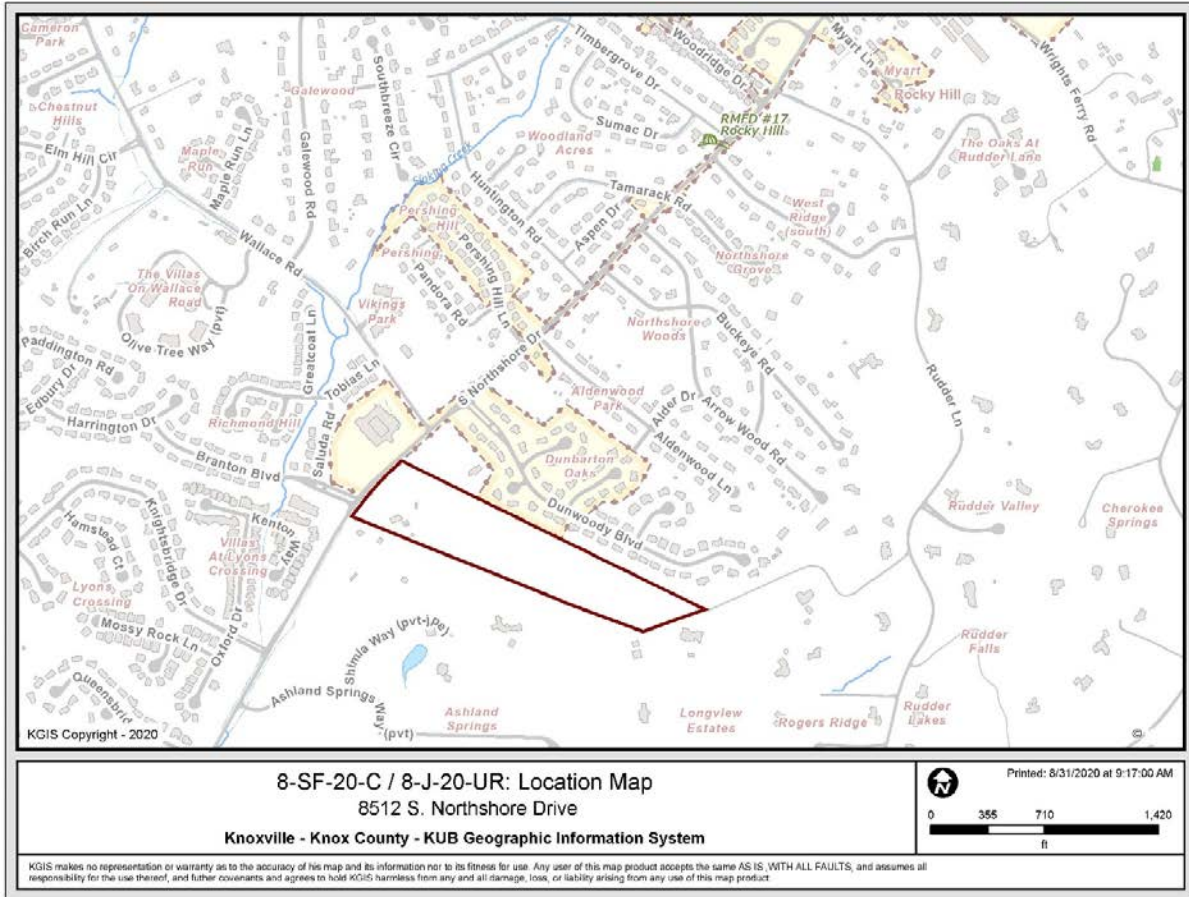
Original Print Date: 7/20/2020
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S&E Properties
 Undefined

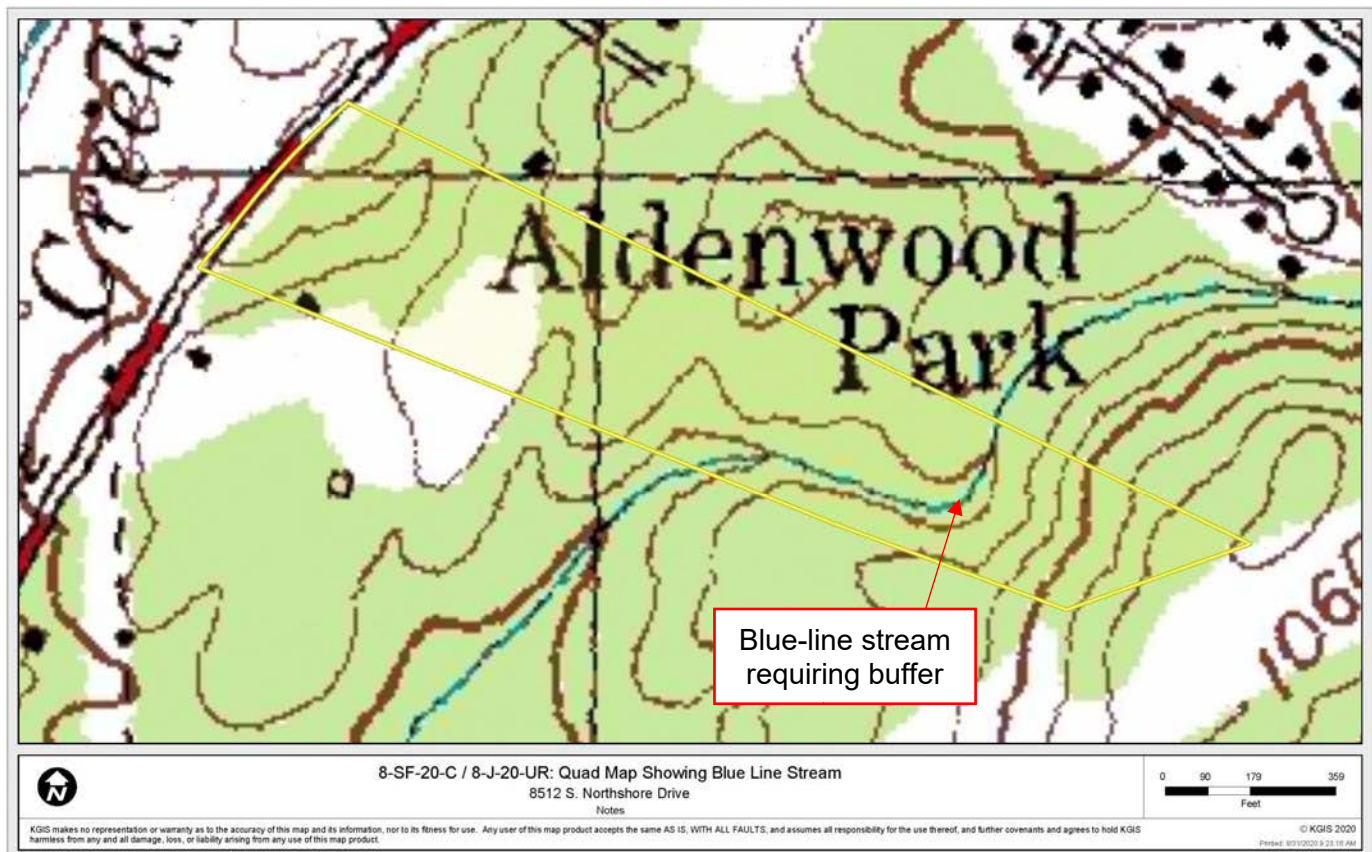
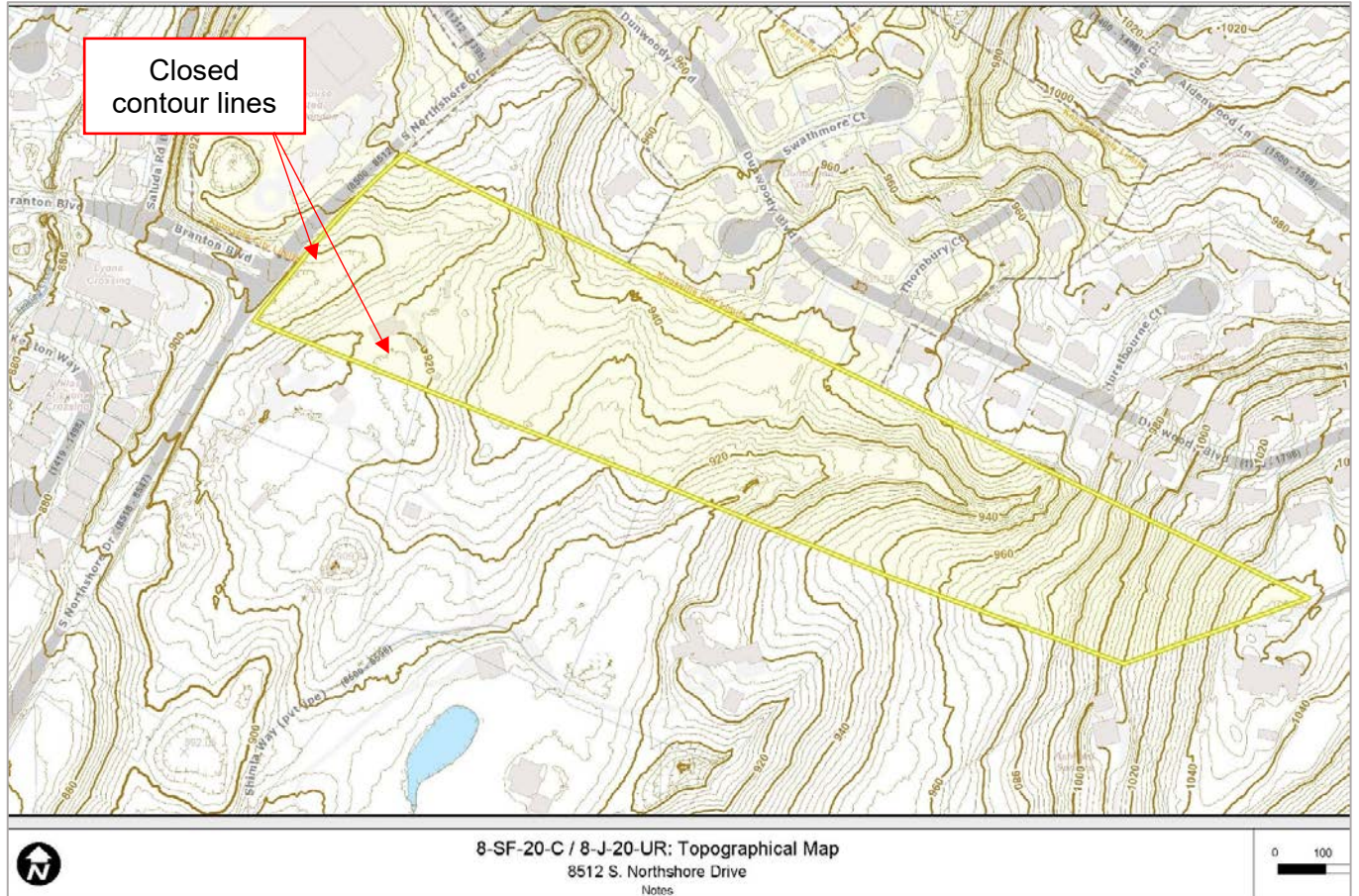
Map No: 133
 Jurisdiction: County



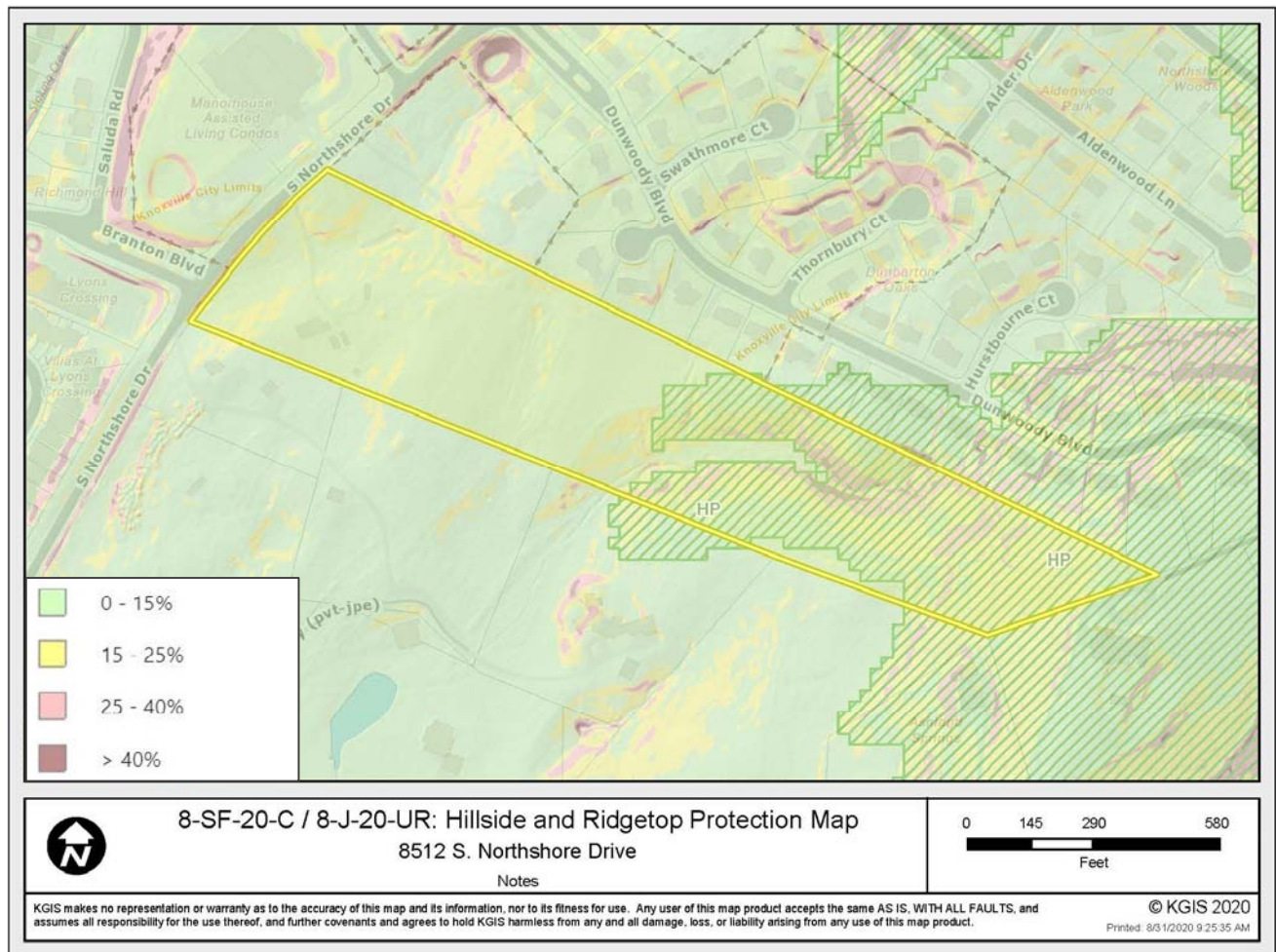
8-SF-20-C / 8-J-20-UR
EXHIBIT A. Contextual Images

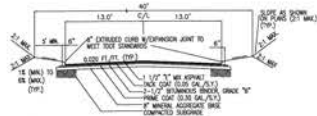
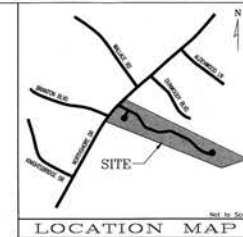


8-SF-20-C / 8-J-20-UR
EXHIBIT A. Contextual Images



8-SF-20-C / 8-J-20-UR
EXHIBIT A. Contextual Images





TYPICAL ROAD SECTION
THRU 40' ROAD
"PUBLIC ROAD"
(ALL ROADS TO BE DEDICATED FOR PUBLIC USE)

CERTIFICATION OF CONCEPT PLAN

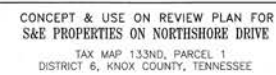
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND NOTES ARE A TRUE AND CORRECT REPRESENTATION OF THE INDIVIDUAL-UNION COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TOLERATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER *David B. Chel*

TENNESSEE CERTIFICATE NO. 1613365

8-SF-20-C / 8-J-20-UR

SCALE
1"=100'
DATE
6/26/20



SHEET 1 OF 2 SHEET(S)
Q:\25093\25093.DWG



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Comments on subdivision off S. Northshore Drive

Michelle Portier <michelle.portier@knoxplanning.org>

Tue, Jul 28, 2020 at 3:40 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Hello everyone,

See below for a postponement request for 8-SF-20-C / 8-J-20-UR below. It will be an automatic postponement.

Thank you,
Michelle

----- Forwarded message -----

From: **Kaity Patterson** <kpatterson@bhn-p.com>

Date: Tue, Jul 28, 2020 at 3:03 PM

Subject: RE: Comments on subdivision off S. Northshore Drive

To: Michelle Portier <michelle.portier@knoxplanning.org>

AUTOMATIC POSTPONEMENTS: 30 DAYS**File #:** 8-SF-20-C_8-J-20-UR

Good afternoon Michelle,

Meeting Date: August 13, 2020

We would like to request a 30 day postponement of the concept plan for the Northshore Drive property (8-SF-20-C/8-J-20-UR).

If you have any questions or need more information, please let me know.

Thank you,

Kaity Patterson, E.I.T.

Batson, Himes, Norvell, & Poe

4334 Papermill Drive,

Knoxville, TN 37909

(865) 588-6472

—

Michelle Portier, AICP

Senior Planner

865.215.3821



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

S&E PROPERTIES

Applicant Name

Affiliation

6/29/20

Date Filed

8/13/20

Meeting Date (if applicable)

8-J-20-UR / 8-SF-20-C

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPER MILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Owner Name (if different)

405 MONTBROOK LN

Owner Address

865-454-3727

Owner Phone

8512 S. NORTHSORE DR.

Property Address

133 N Dool
MAP 133ND, PARCEL 1

Parcel ID

SOUTH SIDE OF S. NORTHSORE DR, W. OF DUNBARTON

General Location

across from Branton Blvd, SW of Wallace Road
17.60 AC
OAKS

Tract Size

6

Jurisdiction (specify district above)

☐ City ☒ County

PR up to 4 du/ac pending
Zoning District

SOUTHWEST COUNTY

Planning Sector

LDR

Sector Plan Land Use Classification

PLANNED GROWTH

Growth Policy Plan Designation

VACANT

Existing Land Use

N

Septic (Y/N)

FUD

Sewer Provider

FUD

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

SUBDIVISION

S & E PROPERTIES ON NORTSHORE DRIVE

☐ Proposed Subdivision Name

Unit / Phase Number

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created:

44

☐ Other (specify):

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change:

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify):

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0406

TOTAL:

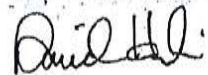
FEE 2:

\$3074.00

FEE 3:

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

DAVID HARBIN

Please Print

6/29/20

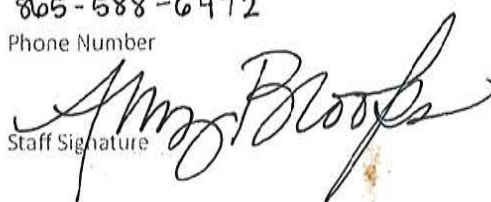
Date

805-588-6472

Phone Number

harbin@bhn-p.com

Email



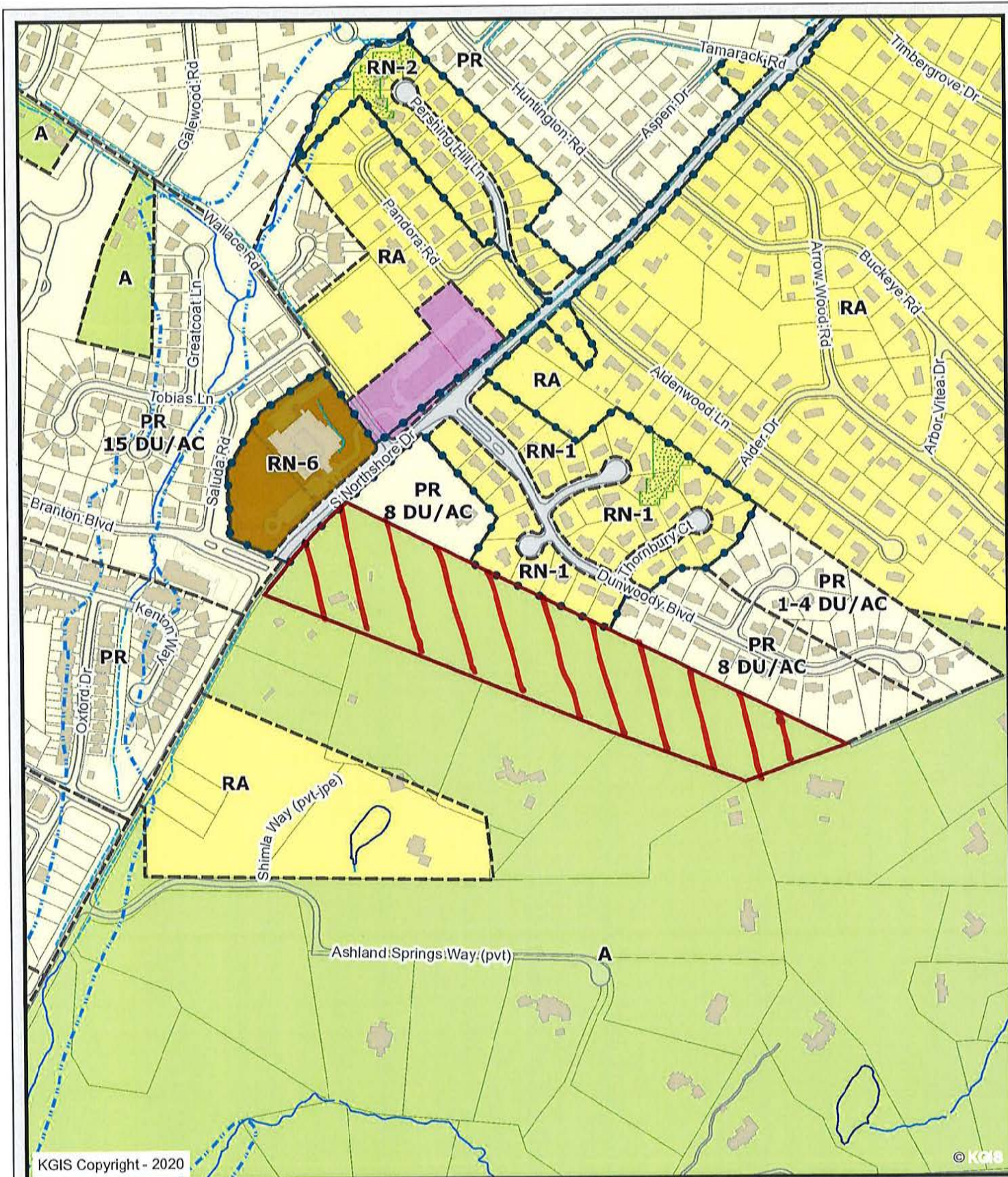
Staff Signature

Amy Brooks

Please Print

6/29/2020

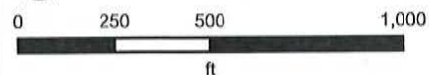
Date



8512 S. Northshore Dr.

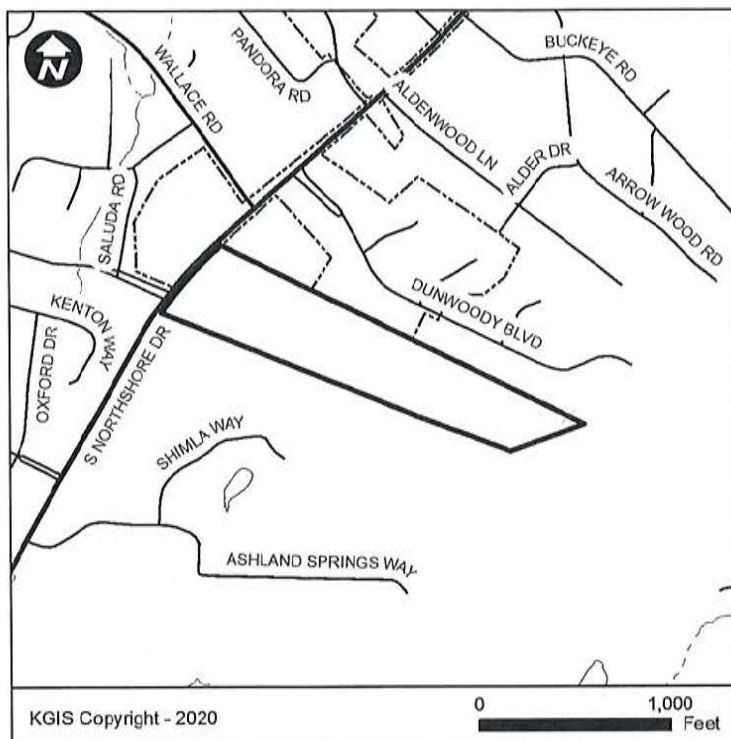


Printed: 7/1/2020 at 9:48:40 AM



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.

Parcel 133ND001 - Property Map and Details Report**Property Information**

Parcel ID:	133ND001
Location Address:	8512 S NORTHSORE DR
CLT Map:	133
Insert:	N
Group:	D
Condo Letter:	
Parcel:	1
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	ROLL BACK TAXES EFFECTIVE APP #A-1932
Rec. Acreage:	17.74
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	76306 - 3
Deed Type:	Deed:Gift Deed
Deed Date:	11/7/2019

Address Information

Site Address: 8512 S NORTHSORE DR
KNOXVILLE - 37922

Address Type: DWELLING, SINGLE-FAMILY

Site Name:

Owner Information

HUNTER CHARLES R & HUNTER ROBERT D JR
PO BOX 50552
KNOXVILLE, TN 37950

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 57.01

Planning Sector: Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 71

Voting Location: Rocky Hill School
1200 MORRELL RD

TN State House: 14 Jason Zachary

TN State Senate: 6 Becky Duncan Massey

County Commission: 4 Hugh Nystrom
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: ROCKY HILL ELEMENTARY

Intermediate:

Middle: WEST VALLEY MIDDLE

High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this 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 damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.