

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 1-SA-21-C                      **Related File Number:** 1-A-21-UR  
**Application Filed:** 11/24/2020              **Date of Revision:**  
**Applicant:** W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

**General Location:** Northeast side of Ball Camp Pk, west side of Loetti Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 20402 & PART OF 202                      **Jurisdiction:** County  
**Size of Tract:** 33.116 acres  
**Accessibility:** Access is via Lobetti Rd., a local street with a 15' to 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences -- A (Agricultural) and CA (General Business)  
South: Railroad, residences and vacant land -- PR (Planned Residential) and A (Agricultural)  
East: Residences and vacant land -- A (Agricultural)  
West: Vacant land -- PC (Planned Commercial) and PR (Planned Residential)  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.62  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area & Uran Growth  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 3208 & 0 Lobetti Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Lobetti Landing

**No. of Lots Proposed:** 120      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum lot depth for double frontage lots (lots 1-15, 70, 76 & 77) from 150' to depths shown on plan.
2. Reduce the minimum vertical curve length from 125' to 75' on Road 'A' at PCI 0+44.74
3. Reduce the minimum tangent length between reverse curves from 50' to 14' on Road 'E' at STA 3+29.51

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum horizontal curve radius from 250' to 150' on Road 'B' at STA 5+49.60

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS APPROVAL:

1. Reduce the minimum right-of-way dedication from the centerline of Schaad Rd. from 56' to 51'.
2. Increase the intersection approach grade from 1% to 1.2% on Road 'B' at Road 'E'.

**S/D Name Change:**

### **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

### **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** APPROVE variance 1-3 and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
4. [Corrected 2/10/2021] Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. All proposed lots may be platted based on this Concept Plan approval, however, no more than 30 building permits may be issued until the adjacent Schaad Road and Lobetti Road improvements are completed. If the applicant widens Lobetti Road to Ball Road to the north, there will be no restrictions on the number of building permits that can be issued.
5. Installing the curbing and asphalt road surface through the intersection radii in the road stub-out on the west end of road Road 'E', on the west side of Road 'A' intersection.
6. Installing notification of future street connection at the west end of Road 'E' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
7. Providing shared driveways and turn arounds for Lots 107 & 108 and 109 & 110.
8. Widening Lobetti Road to a minimum width of 20 feet from the end of the Knox County improvements of Lobetti Road to the Lot 119 with the final design to be approved by Knox County Engineering and Public Works during the design plan phase.
9. [Modified 2/10/2021] Installation of all utilities underground per the requirements of Section 3.10.D (Electric, Gas, Telephone, and Other Utilities) of the Knoxville-Knox County Subdivision Regulations,

unless documentation is provided to and approved by the Utility Agency and Planning staff.

10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.

12. Placing a note on the final plat that all lots will have access only to the internal street system except Lots 107-119.

13. 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.

**Comments:**

The applicant is proposing to subdivide this 33.116-acre tract into a total of 119 detached residential lots at a density of 3.59 du/ac. This is the fifth concept plan that has come before the Planning Commission on this property. The previous applications included approximately 9.5 acres on the northwest side of the future Schaad Road. The applicant for this proposal is also developing the 9.5-acre tract and platted 34 lots that are larger than the 48 lots approved in the 2020 concept plan (4-SC-20-C). This application includes 5.04 acres on the east side of Lobetti Road that was not part of previous proposals. The 5.04 acres was recently rezoned to PR up to 3 du/ac and there are 13 lots proposed at a density of 2.58 du/ac. The remaining 28.076 acres on the west side of Lobetti Road is zoned PR up to 5 du/ac and there are 106 lots proposed at a density of 3.78 du/ac.

The development is proposed with right-in/right out access to the future Schaad Road and full access to Lobetti Road. The extension of Schaad Road is designed as a four lane - median divided arterial street with access control and is currently under construction. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of this development is located on the north side of the Schaad Road extension and has already been platted and is not part of this review. The current request is the second phase of the subdivision and is located on the south side of the Schaad Road extension. In the previous approvals, the applicant was required to widen Lobetti Rd. to a width of 20' from the northern (phase 1) subdivision entrance to Ball Rd, which has been completed.

The access to the current (second) second phase of this development is compromised and warrants protections against too many homes being constructed before the improved access is completed. To the north, the ongoing construction of Schaad Road blocks access to Ball Road, and to the south, Lobetti Road is only 14-15' wide, there's an at-grade railroad crossing just before the Ball Camp Pike intersection, and there is poor visibility for vehicles turning onto Ball Camp Pike. The County has agreed to allow the entire subdivision to be platted before the Schaad Road access is complete but will limit the number of building permits to 30 unless the applicant widens Lobetti Road to Ball Road to the north to a minimum of 20 feet. With Schaad Road already under construction in this area, if there is a delay in the road being completed in this area then it should be only a short period of time for which the development has to rely on the Ball Road access.

Sidewalks are shown on the major roads within the development but they are optional to install with the exception of the first road segments from Lobetti Road and Schaad Road, which are being required by the County. These required sidewalks are adjacent to Lot 1 on Road 'C' and the Common Area on Road 'A'. Knox County will be installing sidewalks are part of the Schaad Road project on both the Schaad Road frontage and Lobetti Road to the entrance of the subdivision.

A road stub-out is being provided to the PR (Planned Residential) zoned property to the west that has frontage on Bakertown Road. If the two properties connect their road systems as anticipated, there should be little cut through traffic because Schaad Road is less than a block away.

**Action:** Approved **Meeting Date:** 2/11/2021

**Details of Action:**

**Summary of Action:** APPROVE variance 1-3 and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions.

**Date of Approval:** 2/11/2021 **Date of Denial:** **Postponements:** 1/14/2021

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**