

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SB-24-C **Related File Number:** 1-D-24-SU
Application Filed: 11/27/2023 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North side of Lonas Dr, southwest of Holman Rd
Other Parcel Info.:
Tax ID Number: 107 G B 006 **Jurisdiction:** City
Size of Tract: 4.2 acres
Accessibility: Access is via Lonas Drive, a major collector with a pavement width of 19-ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential - RN-1 (Single-Family Residential Neighborhood)
East: Agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Single family residential - RN-1 (Single-Family Residential Neighborhood)
Proposed Use: Townhouses **Density:** 6.9
Sector Plan: Northwest City **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 5117 LONAS DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 5117 Lonas Drive

No. of Lots Proposed: 29 **No. of Lots Approved:** 0

Variances Requested: VARIANCES: None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:

- 1) Reduce the minimum private right-of-way width on Road 'A' and Road 'B' from 50 ft to 40 ft.
- 2) Reduce the minimum pavement width on Road 'A' and Road 'B' from 26 ft to 24 ft.
- 3) Increase the maximum right-of-way grade on Road 'A' from 12% to 12.33%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the requested alternative design standards as recommended by the City of Knoxville Engineering Department.

Approve the concept plan subject to 9 conditions.

Staff Recomm. (Full):

- 1) Providing a turnaround at the north end of Road 'B' during the design plan phase, subject to review and approval by the City of Knoxville Engineering Department.
- 2) Obtaining approval from the City of Knoxville Engineering Department during the design plan phase to increase the maximum intersection grade from 1 percent to up to 3 percent on Road 'A' at its intersection with Road 'B'.
- 3) Confirming that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
- 4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 6) Connection to sanitary sewer and meeting any other relevant utility provider requirements.
- 7) Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
- 8) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
- 9) Placing a note on the final plat that lot 1 shall have access only to the internal street system.

Comments:

BACKGROUND: This proposal is for a 29-lot subdivision for a townhouse development. Eight individual structures are proposed, comprising 29 dwelling units in total. Each unit has an open living/dinning area and a one-car garage on the ground floor and three bedrooms on the upper floor. The property was rezoned from RN-1 to RN-3 in November 2021 (10-F-21-RZ) and had a concept plan approved for an 18-lot single-family subdivision in June 2023 (4-SB-22-C). However, the property was not developed according to the previously approved concept plan, and it now requires a special use approval for townhouses in the RN-3 zone.

HP OVERLAY: There are 1.3 acres of this 4.2-acre site within the Hillside Protection (HP) Overlay district. The HP overlay allows a maximum of 0.7 acres (53.4%) of the 1.3 acres in the HP area to be disturbed. This proposal disturbs 0.7 acres. Staff is recommending a condition that during the design plan phase, the land disturbance in the HP overlay be confirmed. If it exceeds 0.7 acres, a level 2 Hillside Protection application will be required to request additional land disturbance. This would require Planning Commission approval.

TURNAROUND ON ROAD 'B': Section 3.03.E.1.f of the Subdivision Regulations requires a dead-end private right-of-way be provided with a suitable turnaround meeting AASHTO guidelines and Knoxville Fire Prevention Bureau requirements. However, per Section D103.4 of the International Fire Code, a turnaround is not required if the distance of the dead-end right-of-way is less than 150 ft. The proposed Road 'B' does not have a turnaround on the north end, but the distance between the north end of Road 'B' and its intersection with Road 'A' is less than 150'. Staff is recommending a condition that this

should be provided during the design plan phase. If the City of Knoxville Engineering Department approves a layout without the turnaround during the design plan phase, a variance will be required during the final plat phase.

Action: Approved with Conditions **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve the requested alternative design standards as recommended by the City of Knoxville Engineering Department.

Approve the concept plan subject to 9 conditions.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**