

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 1-SC-19-C **Related File Number:** 1-F-19-UR
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: SMITHBILT HOMES LLC

PROPERTY INFORMATION

General Location: West side of Karns Valley Dr., south side of Oak Ridge Hwy., west end of Production Ln.
Other Parcel Info.:
Tax ID Number: 90 PART OF 091 **Jurisdiction:** County
Size of Tract: 62.2 acres
Accessibility: Access is via Karns Valley Drive a major arterial street with a 50' pavement width within an 80' right-of-way, and Byington-Solway Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Beaver Creek and vacant land - F (Floodway), A (Agricultural) and OS (Open Space)
South: Beaver Creek, residences and vacant land - F (Floodway), A (Agricultural) and I (Industrial)
East: Vacant land - A (Agricultural)
West: Beaver Creek, residence and vacant land - F (Floodway), A (Agricultural) and OS (Open Space)
Proposed Use: Detached Residential Subdivision **Density:** 3.07 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9717 Garrison Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending
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: Garrison Heights

No. of Lots Proposed: 191 No. of Lots Approved: 0

Variations Requested: Variations requiring Planning Commission approval.:

1. Horizontal Curve variance on Road A at STA 13+30, from 250' to 200'.
2. Horizontal Curve variance on Road A at STA 16+85, from 250' to 200'.
3. Horizontal Curve variance on Road C at STA 8+41, from 250' to 200'.
4. Vertical curve variance on Road C at STA 2+70, from 337.75' (K=25) to 335' (K= 24.81).
5. Intersection grade variance on Road F, from 3% to a maximum of 9.8%. (See staff comments)

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waivers from 1% to up to 3% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 14 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 15' deep common area strip located along the back of Lots 135-140 that border Karns Valley Dr. to Planning staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
4. Revise the concept plan to identify the 5' wide sidewalk connection from the western end of the sidewalk between Lots 62 and 120 through the common area to connect with the sidewalk on the east side of the pavilion/pool area.
5. Installation of sidewalks as identified on the revised concept plan . Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. Establishing a minimum of 400' of sight distance at the intersection of Road A and Karns Valley Dr. in both directions along Karns Valley Dr. Any proposed signage or landscaping at this intersection shall not impede the required sight distance.
7. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated December 14, 2018 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
8. Due to the proposed intersection grade of Road F at Road A, stop signs shall be incorporated into the Road A approaches to this intersection allowing the Road F approach to be uncontrolled. The Knox County Department of Engineering and Public Works may modify this condition as deemed appropriate.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Working with the Knox County Department of Parks and Recreation in establishing the 30' greenway easement along Beaver Creek.
11. Revising the concept plan to include a 25' wide access easement across the common area between Lots 134 and 135 from Road B to Lebanon Cemetery.
12. 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.

13. Placing a note on the final plat that all lots will have access only to the internal street system.
14. Submitting to Planning 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.

Comments:

The applicant is proposing to subdivide this 62.22 acre tract into 191 detached residential lots at a density of 3.07 du/ac. Access to the proposed subdivision will be from Karns Valley Drive, a major arterial street and Byington-Solway Rd./Chuck Jones Dr., a collector street.

The Planning Commission had recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 13, 2018. The Planning Commission had also approved an amendment to the Northwest County Sector Plan designating this property for Low Density Residential use. The Knox County Commission will consider the rezoning request at their meeting on January 28, 2019.

A Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc, dated December 14, 2018 was submitted for the proposed development. The primary conclusion of the study is that traffic generated by the proposed development will result in minimal traffic operational impacts in the project area. It was also determined that additional turning lanes are not justified at either of the study intersections.

The proposed concept plan includes an amenity area along Beaver Creek on the west side of the Subdivision. Sidewalks are being provided throughout the Subdivision. A 30' greenway easement has also been identified along Beaver Creek.

INTERSECTION GRADE VARIANCE:

This proposed concept plan includes an intersection grade variance on Road F (formerly a section of Garrison Dr.), from 3% to a maximum of 9.8%. The Subdivision Regulations allow the Knox County Department of Engineering and Public Works to approve a waiver of the intersection grade from 1% up to 3%. An intersection grade over 3% requires a variance approval by the Planning Commission. Very few intersection grade variances have been requested or approved. In this case, the Knox County Department of Engineering and Public Works had requested that the applicant provide a second entrance to the Subdivision utilizing the existing access from Byington-Solway Rd./Chuck Jones Dr. and bridge crossing of Beaver Creek. This street access will use the former alignment of Garrison Dr. Since that street alignment follows an existing 16" gas main the applicant is restricted in making grade changes for the intersection of Road F with Road A. With the steeper grade on the approach for Road F, stop signs are being recommended for the Road A approaches to this intersection allowing the Road F approach to be uncontrolled. The Knox County Department of Engineering and Public Works may modify this condition as deemed appropriate.

Action: Approved **Meeting Date:** 1/10/2019

Details of Action:

Summary of Action: APPROVE variances 1-5 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 14 conditions:

Date of Approval: 1/10/2019 **Date of Denial:** **Postponements:**

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:**