

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 1-SC-24-C                      **Related File Number:** 1-B-24-DP  
**Application Filed:** 11/27/2023              **Date of Revision:**  
**Applicant:** CMH HOMES, INC.

## PROPERTY INFORMATION

**General Location:** South side of Tipton Station Rd, northeast of Poplar Wood Trl  
**Other Parcel Info.:**  
**Tax ID Number:** 148 108 04, 108 06                      **Jurisdiction:** County  
**Size of Tract:** 20.21 acres  
**Accessibility:** Access is via Tipton Station Road, a major collector street with a 20-ft pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 4 du/ac  
South: Agriculture/forestry/vacant land, single family residential - A (Agricultural)  
East: Rural residential, public/quasi-public land - A (Agricultural)  
West: Rural residential, single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.66  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2116 TIPTON STATION RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR(k) (Planned Residential) up to 3.7 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential), SP (Stream Protection)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** CMH Homes, Inc on Tipton Station Road

**No. of Lots Proposed:** 74      **No. of Lots Approved:** 74

**Variances Requested:** VARIANCES  
1. None required

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum horizontal curve radius on Road "B" from 250 ft to 100 ft at STA 6+50

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1. Increase the maximum road grade at an intersection from 1% TO 3%, STA 5+25 TO STA 5+86, ROAD "A"
- 2. Increase the maximum road grade at an intersection from 1% TO 2%, STA 0+13 TO STA 1+75, ROAD "B"
- 3. Increase the maximum road grade at an intersection from 1% TO 3%, STA 0+13 TO STA 1+25, ROAD "C"
- 4. Increase the maximum road grade at an intersection from 1% TO 3%, STA 2+75 TO STA 3+66, ROAD "C"
- 5. Increase the maximum road grade at an intersection from 1% TO 3%, STA 0+13 TO STA 1+00, ROAD "E"
- 6. Increase the maximum road grade at an intersection from 1% TO 2%, STA 5+00 TO STA 6+64, ROAD "E"

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

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

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Naomi Hansen

**Staff Recomm. (Abbr.):** Approve the alternative design standard based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

**Staff Recomm. (Full):**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102), including but not limited to addressing reassignment for the existing residences that will access the new internal roads.
- 3) Construction of a sidewalk connection to the school property from the Road 'D' cul-de-sac, as shown on the Concept Plan. The sidewalk shall be located in a common area. The design details will be worked out with Knox County Engineering and Public Works during the design plan phase.
- 4) Providing the Road 'D' stub-out as shown on the concept plan and providing notification of future connection per section 3.04.C.2 of the Subdivision Regulations. The paved surface of the stub-out can be stopped short of the adjacent property line if determined necessary by Knox County Engineering and Public Works during the design plan phase to more easily allow for connection from the adjacent property in the future.
- 5) Implementation of the recommendations outlined in the Transportation Impact Analysis, prepared for CMH Homes Development by Ajax Engineering (Revised 12/14/2023), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit B). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
- 6) Replacement of all existing sidewalks disrupted by the proposed development.
- 7) Road 'A' must be graded to accommodate future sidewalks.
- 8) Provision of access to the properties to the south via the existing 50-ft joint permanent access easement until new driveway connections to those properties are constructed.
- 9) Providing a sight-distance easement on Lot 53 if required by Knox County Engineering and Public

Works during the design plan phase. If required, the driveway must have a depth of 20 ft outside of the sight-distance easement.

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

11) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:**

This proposal adds 3 lots to a concept plan and development plan that was approved by the Planning Commission in October 2023 (10-SB-23-C/10-B-23-DP). The addition of these 3 lots yields a total of 74 lots in this subdivision, which comprises approximately 20.21 acres (3.6 du/ac). The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 3.7 du/ac in September 2023 (8-F-23-RZ).

**ROAD STUB-OUT**

The revised layout retains a road stub-out at the southern terminus of Road 'D'. This is also a condition of approval (#4). The concept plan shows the paved road surface extending to the southern boundary of the development. The recommended condition allows Knox County Engineering and Public Works to approve the pavement to stop short of the southern boundary if it will more easily allow the future road connection to tie in.

**TRANSPORTATION AND SIDEWALK IMPROVEMENTS**

A sidewalk connection is being provided from the Road 'D' cul-de-sac to the South-Doyle High School property line. Condition #7 requires Road 'A' to be graded to accommodate future sidewalk installation.

Condition #5 requires the applicant to implement the recommendations of the transportation impact letter (TIL) (see Exhibit B). These during the design plan phase to evaluate the need for a right or left turn lane on Tipton Station Road. Due to the proximity of the school, a TIL was provided and a left turn lane is not warranted at this time.

**ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL**

Alternative Design Standard #1: When a road is longer than 1,000 ft, the subdivision regulations require the horizontal curve radius to be a minimum of 250 ft. Otherwise, the minimum horizontal curve radius is 100 ft. Road 'B' is approximately 1,050 ft long from its intersection with Road 'D' to its terminus south of its Road 'E' intersection. While the road is longer than 1,000 ft, the road segments on either side of the Road 'A' intersection are significantly less than 1,000 ft. Very little vehicle traffic will travel the full distance of Road 'B'. The proposed 100 ft radius is near Road 'A', which is where most traffic will come from. The sharp curve will naturally keep speeds below the posted 25 mph speed limit through the curve because of the short distance for acceleration. The minimum horizontal curve radius for AASHTO at 20 mph is 86 ft.

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

**Details of Action:**

**Summary of Action:** Approve the alternative design standard based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

**Date of Approval:** **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**