

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SE-20-C Related File Number: 1-I-20-UR
Application Filed: 11/25/2019 Date of Revision:
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: South side of Buttermilk Road, east of Graybeal Road, west of Marietta Church Road.
Other Parcel Info.:
Tax ID Number: 129 142, 14213 **Jurisdiction:** County
Size of Tract: 26.84 acres
Accessibility: Access is via Buttermilk Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential)
South: Vacant land - PR (Planned Residential)
East: Residences and vacant land - A (Agricultural) & RA (Low Density Residential)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Buttermilk 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: Pittman Estates

No. of Lots Proposed: 70 No. of Lots Approved: 0

Variations Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduce the intersection radii for the right-of-way for Road A at Buttermilk Road, from 25' to 0'.
2. Reduce minimum K-value from K= 25 to K= 16 for Road "A" at STA 0+10 to STA 2+02.

WAIVER REQUIRING PLANNING COMMISSION APPROVAL:
1. Increase maximum road grade from 12% to 15% for Road "A" from STA 1+06 to STA 8+00.

APPROVED WAIVER BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waiver for Road A at Buttermilk Road, from 1% up to 3%.
2. Intersection grade waiver for Road B at Road A, from 1% up to 3%.

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 and 2 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to design plan approval, the surveyor will have to certify that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. in both directions along Buttermilk Rd. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.
4. Identifying the sinkhole/closed contour and 50' buffer area that is located near the cul-de-sac turnaround area for Road C on the final plat.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Any additional subdivision/development of the site will require the submission of a traffic impact analysis with the application.
7. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water system, common area and any other commonly held assets.
8. 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 a 26.92 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 70 lots. The concept plan while including the street layout for the entire subdivision is only including the subdivision of 70 lots with an additional 43 lots (based on lot numbers) to be subdivided in the future.

Staff will be meeting with the applicant to discuss density limitations for the site and the impact that may have on future development.

The sinkhole/closed contour and 50' buffer area that is located near the cul-de-sac turnaround area for Road C will need to be shown on the final plat. This feature will impact the future layout of lots in that area.

A traffic impact analysis is not required for the subdivision at this time. Any additional subdivision/development of the site will require the submission of a traffic impact analysis with the application.

Action: Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

APPROVE variances 1 and 2 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval: 1/9/2020

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: