

Current Plan Category: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Thompson Creek (FKA Thompson Meadows)

No. of Lots Proposed: 297 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum broken back horizontal curve tangent length from 150' to 98.5' on Road 'E' between curves C13 and C14
2. Reduce the minimum vertical curve on Road 'E' from K=25 to K=20.3 at STA 81+50
3. Reduce the minimum vertical curve on Road 'F' from K=25 to K=16.9 at STA 11+25
4. Reduce the minimum broken back curve tangent on Road 'E' from 150' to 98.5' between curves C13 and C14
5. Reduce the minimum vertical curve on Road 'G' from K=25 to K=20.6 at STA 122+30
6. Reduce the minimum vertical curve on Road 'G' from K=25 to K=20.2 at STA 124+58

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250' to 100' at curve C1 on Road 'B'
2. Reduce the minimum horizontal curve radius from 250' to 100' at curve C2 on Road 'B'
3. Reduce the minimum horizontal curve radius from 250' to 100' at curve C7 on Road 'D'
4. Reduce the minimum horizontal curve radius from 250' to 100' at curve C8 on Road 'D'
5. Reduce the minimum horizontal curve radius from 250' to 100' at curve C9 on Road 'D'
6. Reduce the minimum horizontal curve radius from 250' to 100' at curve C10 on Road 'D'
7. Reduce the minimum horizontal curve radius from 250' to 200' at curve C11 on Road 'E'
8. Reduce the minimum horizontal curve radius from 250' to 150' at curve C14 on Road 'E'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report.

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 the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 13 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).
- 3) Provide an internal road connection between Phase 1 and Phase 2 of the development, between Road 'A' and Road 'D', shown as Road 'G'. If environmental constraints prevent this connection, the applicant shall submit a revised concept plan removing the connection and providing justification via a detailed environmental analysis.
- 4) Road 'G' must be constructed at the same time as Road 'D' in phase 2.
- 5) Install sidewalks per Chapter 54, Article IV of the Knox County Code, including but not limited to Road 'G' and all internal road segments with 1,000 ADT or more. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase. Any sidewalks installed that are not required must be maintained by the home owners association.
- 6) Provide a paved pedestrian connection ("sidewalk") between Road 'B' and Bill Keaton Dr. The sidewalk shall extend to the paved terminus of Bill Keaton Dr and meet ADA standards.
- 7) Provide a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream north of Clear Spring Creek. The required stream buffers must be provided if this is determined to be a stream. This may impact the layout of the roads 'D', 'E', and 'F', and lots will have to be consolidated to provide a buildable area outside the stream buffers.
- 8) If any building construction is proposed within the 50' buffer area around the designated

sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.

9) Provide a minimum 25-ft of road frontage for each lot.

10) Implementing the recommendations of the Thompson Meadows (Thompson Creek) Transportation Impact Analysis (Fulghum MacIndoe, 12/14/2022), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).

11) All double frontage lots must meet the requirements of section 3.02.4. of the Subdivision Regulations.

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

13) 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, private roads, and/or stormwater drainage systems.

Comments:

This proposal is a residential subdivision with 297 lots on 108 acres at a density of 2.75 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.9 du/ac in June 2022 (4-M-22-RZ).

This development is proposed with 2 phases, split by Clear Springs Creek that runs east to west through the middle of the site. Phase 1 is on the south side of the stream and has 66 detached and 34 attached house lots (100 lots total). Phase 2 is on the north and has 100 detached and 87 attached house lots (197 lots total).

The development has two access points to Thompson School Road, one on the south and one on the north sides of Clear Springs Creek. Phase 2 has 197 lots, which exceeds the long-standing unwritten design policy requiring a second entrance or a boulevard entrance road when a subdivision has more than 150 lots. The purpose of this policy is to address access for emergency services, but it also has the secondary benefit of increasing connectivity when multiple entrances are established. The boulevard option should only be used when there are no feasible or logical connections that can provide secondary access to an external road. Staff is recommending an internal connection between phases 1 and 2, shown as Road 'G' on the concept plan.

Sidewalks are required for all road segments that have 1,000 ADT or more, including Road 'G' even if it does not meet the ADT threshold. Additional sidewalks may be installed on the roads; however, their maintenance will be the responsibility of the home owners association. The required sidewalks will be determined during the design plan phase. A pedestrian connection will be provided to Bill Keaton Dr, which terminates with a right-of-way stub-out into the subject property. Knox County is installing a sidewalk on Thompson School Road to create a pedestrian network that leads schools on Tazewell Pike. The pedestrian network uses the Edwards Place sidewalks and connections through a property to the east of Edwards Place that has a subdivision approved but is not yet constructed.

Action: Approved with Conditions **Meeting Date:** 2/9/2023

Details of Action:

Summary of Action: Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 13 conditions.

Date of Approval: 2/9/2023 **Date of Denial:** **Postponements:** 1/12/2023

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: