

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SA-20-C Related File Number: 10-B-20-UR
Application Filed: 8/24/2020 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: West side of S. Gallaher View Rd., north side of Westland Dr.
Other Parcel Info.:
Tax ID Number: 133 03101 & 03102 Jurisdiction: County
Size of Tract: 6.55 acres
Accessibility: Access is via S. Gallaher View Rd., a local street with approximately 18 ft pavement width within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, single family house
Surrounding Land Use: North: Residences - A (Agricultural) & PR (Planned Residential)
South: Railroad & Residences - A (Agricultural) & PR (Planned Residential)
East: Utility & Residences - A (Agricultural) & PR (Planned Residential)
West: Residences - PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 4.27 du/ac
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 861 S. Gallher View Rd & 0 Westland Dr.
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: Westland Station

No. of Lots Proposed: 28 No. of Lots Approved: 0

Variations Requested: VARIANCE:

1) INSTALLATION OF A HAMMERHEAD TURNAROUND AT THE TERMINUS OF S. GALLAHER VIEW ROAD AS AN ALTERNATIVE TO A CUL-DE-SAC (SECTION 3.04.K.3.).

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 % UP TO 2%.

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 variance 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (Ord 91-1-102).
3. All sidewalks that are not required by the Knox County sidewalk ordinance (Ord 19-12-101) or as otherwise required by Knox County Engineering and Public Works (EPW), are to be maintained by the homeowners association.
4. Providing a turnaround at the southern terminus of S. Gallaher View Road as shown on the Concept Plan or as otherwise approved by Knox County Engineering and Public Works (EPW) and Knox County Fire Prevention Bureau. The timing of this installation is to be determined by Knox County EPW during the design plan phase.
5. Installation of the striping detail at the intersection of S Gallaher View Rd and Lawnpark Drive in accordance with the requirement of Knox County EPW.
6. Providing a sight distance easement across the common area (lot 29) of 200 ft (centerline-to-centerline), and the adjacent lots as needed.
7. Meeting all applicable requirements of the Knox County EPW.
8. Approval of the "eyebrow" design on Boxcar Lane that provides access for lots 7-9 by the Knox County EPW during the design plan phase.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, sidewalks and stormwater/drainage facilities.
10. Submitting the certification of design plan approval form to Planning Commission staff prior to final plat review by the Planning Commission or Planning staff, as required by the Knoxville-Knox County Subdivision Regulations (Section 2.08, Design Plan -- Major Subdivisions).

Comments: The applicant is proposing to subdivide this 6.55-acre tract into 28 detached residential lots and common area at a density of 4.27 du/ac. This property was rezoned to PR at a density of up to 5 du/ac in April 2020 and is located on the north side of the railroad tracks that parallel Westland Drive just west of S. Gallaher View Road. The proposed subdivision will be served by a public street with access out to the unclassified section on S. Gallaher View Road.

A subdivision of this property was approved by the Planning Commission in April 2020 (4-SA-20-C / 4-A-20-UR) for 21 lots. This new proposal includes a parcel that was not part of the original proposal, located south of the new road with frontage on S. Gallaher View Road. There are 4 additional lots proposed with access directly to S. Gallaher View Road. There are also four additional lots proposed with access to the new road (Boxcar Lane). This is accomplished by reducing the width and overall

area of the proposed lots. Because there are now lots that front directly onto S. Gallaher View Road, the applicant is now required to install a turnaround at the end of S. Gallaher View Road. The proposal is to install a hammerhead design that partially includes using the business driveway on the east side of the road. A hammerhead design is acceptable to Knox County Engineering and Public Works if all effected property owners are in agreement. The turnaround design is to be finalized during design plan review.

There is an open, usable common area located on the inside of the curve of Boxcar Lane. There is no specified use for this common area. A sidewalk is proposed on one side of the street. This sidewalk is not required by the Knox County sidewalk ordinance so it will need to be maintained by the homeowners association.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

APPROVE variance 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

Date of Approval: 10/8/2020

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: