

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SB-20-C Related File Number: 10-C-20-UR
Application Filed: 8/24/2020 Date of Revision:
Applicant: FULTON PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest end of Number Two Dr., south of Mascot Rd.
Other Parcel Info.:
Tax ID Number: 52 01802 (PART OF) Jurisdiction: County
Size of Tract: 20.21 acres
Accessibility: Number Two Drive is a local road with a pavement width of 14.6 feet inside a right-of-way of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Public-quasi public land, single family residential, and rural residential / RA (Low Density Residential)
South: Public-quasi public land / I (Industrial)
East: Single family residential and agricultural/forestry/vacant / PR (Planned Residential)
West: Agricultural/forestry/vacant and single family residential / A (Agricultural) and RA (Low Density Residential)
Proposed Use: Detached residential subdivision Density: 3.51 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1740 Number Two 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: River Pointe

No. of Lots Proposed: 71 No. of Lots Approved:

Variations Requested: VARIANCES:

- 1) REDUCTION OF TANGENT LENGTH BETWEEN BROKENBACK CURVES ON ROAD 'A' FROM 150' TO 75.31'
- 2) REDUCTION OF INTERSECTION SPACING BETWEEN ROAD 'A' AND NUMBER FOUR DRIVE TO 37 FEET.

ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 21+02 FROM 250' TO 125'
- 2) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 24+59 FROM 250' TO 125'

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

- 1) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'A' AND NUMBER TWO DRIVE FROM 1% TO 3%
- 2) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'A' WITH ROAD 'A' FROM 1% TO 3%

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 variances 1-2 and alternate design standard 1-2 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. Installation of all sidewalks required by the Knox County sidewalk ordinance (Ord 19-12-101) or as otherwise required by Knox County Engineering and Public Works.
4. Providing access to Old Mascot Cemetery from a public right-of-way either through the subject site or through the remainder of the Roger & Cynthia L Britton property (parcel 052-018.02), to be approved by Planning Commission staff and Knox County Engineering and Public Works before a final plat can be recorded to create lots for the River Pointe subdivision.
5. Implementation of the road improvement recommendations outlined in the Transportation Impact Study (TIS) prepared by Ajax Engineering (September 18, 2020), as revised, and reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision and the required road improvements shall be completed prior to approval of the final plat for the subdivision.
6. Providing a sight distance easement of 200 ft (centerline-to-centerline) across the common area lot adjacent to lots 58 & 59.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building

construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

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 20.21-acre tract into 71 detached residential lots and common area at a density of 3.51 du/ac. This property was rezoned to PR at a density of up to 5 du/ac in September 2020 and is located on Number Two Drive in Mascot, just south of Mascot Baptist Church. The proposed subdivision will be served by a public street.

The Transportation Impact Study (TIS) for River Pointe Subdivision (Ajax Engineering) recommends several improvements to Number Two Drive, Library Drive, and the intersections at Mascot Road. Knox County Engineering and Public Works (EPW) will determine which of these improvements the applicant will be required to complete during the design plan phase.

There is an open, usable common area located on the inside of the Road 'A' curve, adjacent to lots 58 & 59. There is no specified use for this common area. The common area in the northeast portion of the property with access shown between lots 41 & 42, is proposed as a "community garden and open space recreation area."

The "Old Mascot Cemetery" is located adjacent to the southwest corner of this development currently has a platted right-of-way that is located partially through the subject property near its access to Number Two Drive. The rest of this platted right-of-way is on the remainder of the Britton property, which the subject property is being subdivided out of. The Concept Plan proposes a 25' easement that terminates to the rear of a property that is not currently owned by the applicant needs to extend to a public right-of-way. The access to the cemetery is to be further refined during design plan review.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

APPROVE variances 1-2 and alternate design standard 1-2 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:

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: