

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SB-21-C Related File Number: 10-D-21-UR
Application Filed: 8/30/2021 Date of Revision:
Applicant: JENKINS BUILDERS INC.

PROPERTY INFORMATION

General Location: South side of Old Tazewell Pike, east side of Murphy Road
Other Parcel Info.:
Tax ID Number: 49 67.01 Jurisdiction: County
Size of Tract: 8.7 acres
Accessibility: Access is via Old Tazewell Pike, a local street with 15-ft pavement width within 50-ft of right-of-way, and via Murphy Road, a major collector with a 36-ft pavement width within 70-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Church and residences -- A (Agricultural) and PR (Planned Residential)
South: Murphy Road and residences -- A (Agricultural)
East: Residences -- PR (Planned Residential)
West: Old Tazewell Pike, residences, and vacant land -- A (Agricultural) and RA (Low Density Residential)
Proposed Use: Detached residential subdivision Density: 2.94 du/ac
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Old Tazewell Pk.
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: Jenkins Builders - Murphy Road

No. of Lots Proposed: 25 No. of Lots Approved: 0

Variances Requested: VARIANCES:

1. Reduce the minimum intersection spacing from the centerline of the existing Old Tazewell Pike to the realigned Old Tazewell Pike intersection, from 300-ft to approximately 195-ft. {NOTE: This is only required if the portion of Old Tazewell Pike that is proposed to be closed remains open permanently or temporarily before the realignment is complete.}
2. Reduce the double frontage lot depth for lot 22 from 135-ft to approximately 125-ft along the side lot line. {NOTE: This is only required if the portion of Old Tazewell Pike that is proposed to be closed remains open permanently or temporarily before the realignment is complete.}

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum horizontal curve radius from 250-ft to 100-ft for the realigned Old Tazewell Pike at STA 1+00.
2. Reduce the minimum horizontal curve radius from 250-ft to 150-ft for the realigned Old Tazewell Pike at STA 5+70.

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

1. Reduce the minimum right-of-way dedication on the portion of Old Tazewell Pike proposed to be closed, from Murphy Road to the Old Tazewell Pike realignment, from 50-ft to the current right-of-way. {NOTE: This is only required if the portion of Old Tazewell Pike that is proposed to be closed remains open permanently or temporarily before the realignment is complete.}

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 alternative design standards 1-2 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 variances 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. Widening the existing Old Tazewell Pike pavement to a minimum of 18-ft adjacent to lots 20 and 21, unless otherwise required by Knox County Engineering and Public Works. The design details and the timing of the improvements will be reviewed and approved by Knox County Engineering and Public Works during the design plan review process.
3. Obtaining approval to close the portion of Old Tazewell Pike between Murphy Road and the point of realignment, as proposed. If the right-of-way is not closed as proposed, the adjoining lots must be adjusted and meet the double frontage lot standards in the Subdivision Regulations (Section 3.02.A.4) or the reduced double lot depth reductions in variances 2 and 3, if approved as recommended.
4. Providing the following setbacks on the final plat; front: 20-ft, side: 5-ft, rear: 15-ft, except where the peripheral setback applies.
5. Meeting the requirements of Knox County Engineering and Public Works, including but not limited to the realignment of Old Tazewell Pike.
6. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
7. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
8. 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, private right-of-way, and drainage system.

Comments:

This proposal is for a 25-lot subdivision on this 8.506-acre parcel at a density of 2.94 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (5-G-21-RZ). The proposed lot sizes range from approximately 8,600 to 17,900 sqft.

At the request of the Planning and County Engineering staff, the applicant is proposing to realign the western portion of Old Tazewell Pike through the subdivision to provide safer access to Murphy Road, which will benefit the future residents of the neighborhood and the existing users of this road. The current intersection of Old Tazewell Pike with Murphy Road is approximately 181-ft from the Tazewell Pike intersection whereas a new intersection would be required to be located at least 300-ft away from Tazewell Pike. By moving the Old Tazewell Pike intersection further to the south, it will be approximately 375-ft from the Tazewell Pike intersection and will be outside of the northbound turn lane on Murphy Road.

As part of this road realignment, the applicant is proposing closure of the portion of Old Tazewell Pike that is west of the realignment (located to the rear of lots 22-24). There are two property owners on the north side of Old Tazewell Pike that will also need to agree to the closure, and one of the owners currently has access to this portion of Old Tazewell Pike. Ultimately, the decision whether to close the right-of-way and how much of it will be determined by Knox County Engineering and Public Works and Knox County Commission. If a portion of Old Tazewell Pike is not closed then lots 22-24 may be considered double frontage lots and must have a minimum average depth of 135-ft. It appears that only lot 22 will have an average lot depth less than 135-ft and staff is recommending a variance to allow the side lot line to be approximately 125-ft long, which is the depth of the lot excluding the Old Tazewell Pike right-of-way.

There are two variances and one alternative design standard that are only necessary if Old Tazewell Pike is not closed as proposed. Approval of the two variances will allow a final plat for the subdivision to be approved administratively if the right-of-way is not closed by the time the property is platted or if a portion, or all of, the right-of-way remains open.

Action: Approved

Meeting Date: 11/10/2021

Details of Action:

Summary of Action:

Approve variances 1-2 and alternative design standards 1-2 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 variances will not create a traffic hazard.

Approve the Concept Plan subject to 8 conditions.

Date of Approval: 11/10/2021

Date of Denial:

Postponements: 10/14/2021

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: