

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Neals Landing - Unit 2

No. of Lots Proposed: 125 No. of Lots Approved: 0

Variances Requested: Variance requiring Planning Commission approval.:
1. Horizontal curve variance on Vista View Ln at STA 2+85.09, from 250' to 125'.

Waiver approved by Knox County Department of Engineering and Public Works:
1. Intersection grade waivers from 1% to 2% at all intersections except in the case of sidewalk crosswalks where maximum grade is 1%.

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 variance 1 because site features restrict compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III prepared by Ajax Engineering, dated September 21, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff.
4. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for the required intersection improvements on Asheville Hwy. as identified in the Transportation Impact Study (See condition 3 above.) The TDOT permits shall be obtained during the design plan stage of the development. The design details and timing of the installation of the improvements shall be worked out with TDOT during their review process. The applicant shall provide documentation from TDOT to Planning Commission and Knox County Department of Engineering and Public Works staff as to the time that the intersection improvements shall be completed.
5. During the design plan stage of the subdivision, the applicant shall provide design details to the Knox County Department of Engineering and Public Works for review and approval for the street access and parking layout for the existing commercial business that will be located on Lot 1.
6. The plan for the amenities area shall be provided to the Knox County Department of Engineering and Public Works and Planning Commission staff for review and approval during the design plan stage of the subdivision.
7. In order to provide pedestrian connections between the proposed lots and the amenity area, the concept plan shall be revised to add a 5' wide sidewalk along one side of Road A and the proposed street extensions of Neals Landing Rd. and Vista View Ln. Sidewalk connections shall also be provided between the sidewalk on Vista View Ln. and one of the other sidewalks within the subdivision and from Neals Landing Rd. to the amenity area.
8. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.
11. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

12. 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.

Comments:

The applicant is proposing to subdivide this 25.1 acre tract into 124 detached residential lots and one additional lot for an existing commercial business at a density of 4.94 du/ac. The proposed subdivision will be Unit 3 of the Neals Landing Subdivision. The first unit of the subdivision was recorded in 1998. There are 45 lots within the existing subdivision. With this proposed subdivision there will be a total of 169 residential lots. Access for the proposed subdivision will be from street extensions of both Neals Land Rd. and Vista View Ln. Neals Landing Rd, provides access out to Asheville Hwy. at a signalized intersection.

With the increase in lots from 45 to 169, an updated traffic impact study was required. The Transportation Impact Study for Neals Landing, Unit III that was prepared by Ajax Engineering and dated September 21, 2018 (See attached Executive Summary) was reviewed and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff. One of the recommended improvements includes the lengthening of the existing eastbound left turn lane at the intersection of Asheville Highway and Neals Landing Road/Brakebill Road. The design details and timing of the installation of the improvements will be worked out with TDOT during their review process.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Pedestrian connections have also been required between the proposed lots and amenity areas. The applicant is proposing an amenity area near the entrance to this unit of the subdivision but sidewalk connections are not being provided. Staff is recommending a condition on adding sidewalks within the subdivision.

Action:

Approved as Modified

Meeting Date: 10/11/2018

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III prepared by Ajax Engineering, dated September 21, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff.
4. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for the required intersection improvements on Asheville Hwy. as identified in the Transportation Impact Study (See condition 3 above.) The TDOT permits shall be obtained during the design plan stage of the development. The design details and timing of the installation of the improvements shall be worked out with TDOT during their review process. The applicant shall provide documentation from TDOT to Planning Commission and Knox County Department of Engineering and Public Works staff as to the time that the intersection improvements shall be completed.
5. During the design plan stage of the subdivision, the applicant shall provide design details to the Knox County Department of Engineering and Public Works for review and approval for the street access and parking layout for the existing commercial business that will be located on Lot 1.
6. The plan for the amenities area shall be provided to the Knox County Department of Engineering and Public Works and Planning Commission staff for review and approval during the design plan stage of the subdivision.
7. In order to provide pedestrian connections between the proposed lots and the amenity area, the concept plan shall be revised to add a 5' wide sidewalk along one side of Road A and the proposed street extensions of Neals Landing Rd. and Vista View Ln. Sidewalk connections shall also be provided between the sidewalk on Vista View Ln. and one of the other sidewalks within the subdivision and from Neals Landing Rd. to the amenity area.
8. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. MPC REMOVED THIS CONDITION (During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.)
11. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

12. 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.

Summary of Action:

APPROVE variance 1 because site features restrict compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 11 conditions.

Date of Approval:

10/11/2018

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: