

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 10-SC-19-C                      Related File Number: 10-H-19-UR  
Application Filed: 8/26/2019                      Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: East side of Hitching Post Dr., south of Ball Camp Pk.  
Other Parcel Info.:  
Tax ID Number: 104 19201 (PART OF)                      Jurisdiction: County  
Size of Tract: 6.4 acres  
Accessibility: Access is via Hitching Post Drive, a local road with 20' of pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: The area is predominantly comprised of single family residential in planned residential developments. Densities of adjacent subdivisions range from 2.5 to 4.69 du/ac.  
Proposed Use: Detached residential subdivision                      Density: 4.375 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 Ball Camp 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: Denali  
No. of Lots Proposed: 28                      No. of Lots Approved: 28  
Variances Requested: None  
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 Concept Plan subject to 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
  2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
  3. Providing a minimum 5' wide sidewalk on one side of the internal road as required by the condition of zoning approved by County Commission on September 23, 2019, and the sidewalk along the Hitching Post frontage as shown on the Concept Plan.
  4. Installation of the sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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 sidewalk.
  5. Installing the driveways as shown on the Concept Plan for lots 25-28, or as otherwise required by the Knox County Department of Engineering and Public Works during design plan review to ensure acceptable sight distance is achieved.
  6. Placing a note on the final plat that vehicular access for all lots shall be limited to the internal road system only with the exception of lots 23-28.
  7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system.
  9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: This proposal is for a residential subdivision on 6.44 acres with 28 detached dwelling units on individual lots at a density of 4.35 du/ac. In September 2019, Knox County Commission approved the PR zoning with a density up to 4.5 du/ac with condition that a sidewalk be installed on one side of the street since the development is located within a Parental Responsibility Zone (PRZ). The applicant requested 5 du/ac and the Planning Commission recommended 4.5 du/ac.

One new road is proposed to provide access for 22 of the 28 lots. There are an additional 6 lots that only have access to Hitching Post Drive. There is a vertical curve on Hitching Post Drive that will limit sight distance looking south for vehicles exiting driveways. The applicant proposes driveway locations on the Concept Plan for Lots 25 - 28 that provide the maximum sight distance on the lot. There is an intersection with stop controls just south of the vertical curve that will reduce the speed of vehicles traveling north on Hitching Post Drive that will help with safety concerns related to sight distance. The Knox County Department of Engineering and Public Works evaluated the sight distance at the site and made a preliminary determination that adequate sight distance can be achieved based on the road conditions if the driveways are located as shown on the Concept Plan. Sight distance verification may be required during design plan review or permitting.

A specific amenity is not provided for the subdivision, however, a sidewalk is proposed along the Hitching Post Drive frontage and there is a condition of the zoning that requires a sidewalk on one side of the internal street since the property is within a PRZ. The sidewalk is not shown on the internal street, however, there is a recommended condition that this sidewalk be installed. Otherwise the development will be out of compliance with the zoning on the property and the requirements of the Subdivision Regulations which require sidewalks within a PRZ. When Knox County constructs Schaad Road to the north of the property, Hitching Post Drive will be realigned and the County intends to extend a sidewalk from Schaad Road to the north end of the sidewalk installed along the frontage of the subject property.

Action: Approved as Modified

Meeting Date: 10/10/2019

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing a minimum 5' wide sidewalk on along the Hitching Post frontage as shown on the Concept Plan. (Planning Commission modified the recommendation so a sidewalk is not required on the internal street)
4. Installation of the sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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 sidewalk.
5. Installing the driveways as shown on the Concept Plan for lots 25-28, or as otherwise required by the Knox County Department of Engineering and Public Works during design plan review to ensure acceptable sight distance is achieved.
6. Placing a note on the final plat that vehicular access for all lots shall is limited to the internal road system only with the exception of lots 23-28.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Summary of Action:**

APPROVE the Concept Plan subject to 9 conditions:

**Date of Approval:**

10/10/2019

**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:**