

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SC-20-C Related File Number: 10-D-20-UR
Application Filed: 8/24/2020 Date of Revision:
Applicant: B&B BUILDERS, INC.

PROPERTY INFORMATION

General Location: Southwest side of Dry Gap Pk., north of Branch Field Ln.
Other Parcel Info.:
Tax ID Number: 47 241 Jurisdiction: County
Size of Tract: 25.15 acres
Accessibility: Access is via Dry Gap Pike, a minor collector with a pavement with of 51' - 33' within a right of way width of 86' - 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant / Single family residential / A (Agriculture), PR (Planned Residential), CA (General Business)
South: Single family residential / PR (Planned Residential)
East: Rural residential / Multifamily residential / A (Agriculture) / PR (Planned Residential)
West: Single family residential / PR (Planned Residential)
Proposed Use: Attached residential subdivision Density: 3.7 du/ac
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1611 Dry Gap 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: B & B Builders - Dry Gap Pike

No. of Lots Proposed: 93 No. of Lots Approved: 0

Variations Requested: VARIANCES:

- 1) REDUCTION OF INTERSECTION SPACING ON POND GAP PIKE BETWEEN ROAD 'A' AND AUTUMN PATH LANE FROM 300 FEET TO 295.6 FEET.
- 2) REDUCTION OF THE MINIMUM CONNECTING VERTICAL CURVE K VALUE ON ROAD 'A' AT STA 2+50, FROM 25 TO 15.

ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCTION OF MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'B' AT STA 2+50 FROM 250' TO 230'
- 2) REDUCTION OF MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'B' AT STA 6+00 FROM 250' TO 200'

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

- 1) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'A', STA 0+13 TO STA 2+50, FROM 1% TO 2%
- 2) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'B', STA 0+13 TO STA 2+25, FROM 1% TO 3%
- 3) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'C', STA 0+13 TO STA 1+00, FROM 1% 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 1-2 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 11 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 an access easement, as shown on the Concept Plan, for the existing driveway on the adjacent property (parcel 047-24102) that crosses the subject property through the common area south of Road 'A' along Dry Gap Pike and lots 88-93.
 5. Implementation of the road improvement recommendations outlined in the Dry gap Pike Subdivision Transportation Impact Study (TIS) prepared by Ajax Engineering (September 17, 2020), as revised, and reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A). The design details of the road 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 improvements shall be completed prior to certification of the final plat for recording.
 6. Revising Road 'A' at the Dry Gap Pike intersection to work with the proposed profile and pavement edge of the pending Dry Gap Pike road widening project.
 7. Revising the grade of Road 'A' at the Dry Gap Pike intersection to meet the crosswalk requirements of ADA and the Knox County Department of Engineering and Public Works.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. 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.

10. 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 and stormwater/drainage facilities.

11. 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 25.15-acre tract into 93 attached residential lots and common area at a density of 3.70 du/ac. This property was rezoned to PR at a density of up to 4 du/ac in January 2019 (12-E-18-RZ).

The Dry Gap Pike Transportation Impact Study (TIS) (Ajax Engineering, September 2020) recommends that a left turn lane and a right turn lane be installed on Dry Gap Pike at the Road 'A' intersection (see Exhibit A). The design of these turn lane improvements will be determined during design plan review by Knox County Engineering and Public Works (EPW) and must be installed before a final plat for the subdivision is certified for recording.

There is usable common open space located on the south side of Road 'A', adjacent to lot 93 and the stream buffer, and at the Road 'C' cul-de-sac. A walking trail connects the Road 'B' and Road 'C' cul-de-sacs, located within common open space.

The property has approximately 5 acres of hillside protection (HP) area along the southwest property line. The slopes within the HP area are moderate, with 2-acres being less than 15 percent and 2.62 acres 15-25 percent. The lots proposed in the HP area have more depth which will for less of this area to be disturbed.

Action: Approved **Meeting Date:** 10/8/2020

Details of Action:

Summary of Action: APPROVE variance 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 11 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:**