

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SC-21-C Related File Number: 10-E-21-UR
Application Filed: 8/30/2021 Date of Revision:
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: Northeast side of Brackett Road, north of E. Emory Road
Other Parcel Info.:
Tax ID Number: 20 132 Jurisdiction: County
Size of Tract: 30.03 acres
Accessibility: Access is via Brackett Road, a local street with 18 to 20-ft of pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture
Surrounding Land Use: North: Agricultural and rural residential -- A (Agricultural) and PR (Planned Residential)
South: Agricultural -- A (Agricultural)
East: Agricultural - A (Agricultural)
West: Brackett Road, agricultural -- A (Agricultural)
Proposed Use: Detached residential subdivision Density: 2.99 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: 6517 Brackett Rd.
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: Isabel Estates
No. of Lots Proposed: 90 No. of Lots Approved: 0
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 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Implementation of the recommended street and intersection improvements outlined in the Isabel Estates Transportation Impact Study (Fulghum MacIndoe, revised September 23, 2021), as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff. The design details of the eastbound left turn lane on E. Emory Road shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
3. As recommended by the Transportation Impact Study and Knox County Engineering and Public Works, a maximum of 66 lots may be platted before the left turn lane on E. Emory Road has been installed by the applicant or future improvements to E. Emory Road that includes an eastbound left turn lane at the Brackett Road intersection are complete.
4. If Knox County Engineering and Public Works determine that the width of Brackett Road is less than 18-ft wide between the Road 'A' and E. Emory Road intersections, the applicant must widen the deficient sections of Brackett Road between these intersections to a minimum width of 18-ft. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
5. Verifying during the design plan phase that the minimum sight distance can be obtained at the Road 'A' intersection with Brackett Road.
6. Installing notification of future street connection at the east end of Road "D" as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
7. Meeting the requirements of Knox County Engineering and Public Works.
8. Meeting the requirements of the Tennessee Department of Transportation.
9. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
10. 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.
11. 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, amenities, and drainage system.

Comments: This proposal is for a 90-lot subdivision on this 30.03-acre parcel at a density of 2.99 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (8-K-21-RZ). There are two large common areas that are each approximately 4.4 acres, or 29 percent of the total land area. A 25-ft access easement is provided over lots 72 and 73 to allow a pedestrian connection to the common area in the northeast corner of the property. The typical lot size proposed is 55-ft wide by 120-ft deep (6,600 sqft). A right-of-way stub-out is provided at the eastern terminus of Road 'D' to provide future connection to the large property to the east, which has frontage on Majors Road. This is an opportunity to improve connectivity in the road network.

TRANSPORTATION IMPROVEMENTS

The Isabel Estates Transportation Impact Study (TIS) is based on a 122 lot single-family subdivision, as submitted on the original concept plan, however, the number of lots was reduced to 90 on the revised concept plan because Knox County Commission approved the PR (Planned Residential) zoning up to 3 du/ac instead of 4.06 du/ac requested by the applicant. However, the road improvements recommended by the TIS are the same whether the development has 90 or 122 lots.

The TIS analyzed the portion of Brackett Road from the subdivision entrance to E. Emory Road, the

proposed intersection of Brackett Road at Road 'A', and the intersection of E. Emory Road at Brackett Road. Following is a summary of the TIS conclusions and recommendations (see Exhibit A for the full excerpt from the TIS):

1) E. Emory Road at Brackett Road: The TIS determined that an eastbound left turn lane is warranted. The number of houses that can be constructed before the turn lane must be installed is either 44 or 66, depending on the background growth rate assumption. At a conservative growth rate of 2 percent, no more than 44 houses can be built before the turn lane is warranted. A growth rate of less than 2 percent will allow 66 houses to be built before the turn lane is warranted. The turn lane must meet the design standards of the Tennessee Department of Transportation (TDOT). Staff is recommending that a maximum of 66 lots be platted before the turn lane is installed or TDOT completes the E. Emory Road improvements.

TDOT plans to widen this section of E. Emory Road, from Maynardville Pike to Tazewell Pike, from 2-lanes to 4-lanes with a median and/or center turn lane. The TIS states that this widening project is proposed to start in late-2025, however, a TDOT representative stated it will likely be closer to 2030 before this project starts.

The TIS also states that the required sight distance at this intersection is 450-ft and the existing sight distance eastbound is only 400-ft because of the existing roadway profile.

2) Brackett Road at Road 'A': The sight distance at Road 'A' is partially blocked due to existing trees and vegetation in the Brackett Road right-of-way. The sight distance needs to be re-evaluated after the completion of the development to verify the minimum sight distance can be obtained.

3) Brackett Road: The minimum width for a low volume road (less than 2,000 vehicles per day) with a 25-MPH speed limit is 18-ft wide. The existing width of Brackett Road varies between 18-ft and 20-ft between E. Emory Road and Road 'A'. If during the design plan phase it is determined that the pavement width is less than 18-ft, the applicant may be required to widen the deficient portions of the road.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the Concept Plan subject to 11 conditions.

Date of Approval: 10/14/2021

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: