

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SA-19-C Related File Number: 11-B-19-UR
Application Filed: 9/27/2019 Date of Revision:
Applicant: KNOX T.L.

PROPERTY INFORMATION

General Location: West end of Valley Glen Boulevard, southwest of Millstone Lane.
Other Parcel Info.:
Tax ID Number: 132 04909 (PART OF) & 04922 Jurisdiction: County
Size of Tract: 22.96 acres
Accessibility: Access is via Valley Glen Boulevard, a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence - A (Agricultural)
South: Railroad and golf course - OS-1 (Open Space Preservation)
East: Residences and vacant land - A (Agricultural) and PR (Planned Residential)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 2.79 du/ac
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 864 Valley Glen Blvd.
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: The Glen at West Valley
No. of Lots Proposed: 64 No. of Lots Approved: 0
Variances Requested: None noted
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 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the Concept Plan and typical street cross section to show a 26' pavement width for all streets as per the Knox County Department of Engineering and Public Works.
4. Installation of sidewalks as identified on the Concept Plan. 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 sidewalks.
5. The 50' building setback from the sinkhole/closed contour on the site 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.
6. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning staff that shows adequate building sites meeting required setbacks are available for all lots. Driveway grades shall not exceed 15%. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted for approval.
7. Completion of the Traffic Impact Study recommendations from the original study (Millstone Subdivision - dated January 18, 2017) as required by 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. 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: The applicant is proposing to subdivide this 22.96 acre tract of land into 64 lots with a density of 2.79 du/ac as Unit Two of the Glen at West Valley Subdivision. The first unit of the Subdivision was approved by the Planning Commission on April 13, 2017. The Final Plat for Unit One was recorded on December 18, 2018 for a total of 53 lots on 17.07 acres. With the approval of Unit Two, the Subdivision will have a total of 117 lots on 40.03 acres with an overall density of 2.92 du/ac. The Knox County Commission had approved the rezoning of this property to PR (Planned Residential) at a density of up to 3 du/ac on January 23, 2017.

The revised Concept Plan submitted for Unit Two of the Subdivision included a change in the street design with a request that the Knox County Department of Engineering and Public Works approve a reduction of the pavement width for Roads A-E of the Subdivision from the required 26', to a width of 22'. The extension of Valley Glen Boulevard, the main street serving the Subdivision would remain at a 26' pavement width. Section 3.04.G.1 of the Knoxville-Knox County Subdivision Regulations allows the Knox County Department of Engineering and Public Works to reduce the minimum pavement width. The County has evaluated the applicant's request and has made the determination that the 26' pavement width should apply to all the streets within this Subdivision.

Since the Subdivision is located within the Parent Responsibility Zone for West Valley Middle School, sidewalks are required within the Subdivision and will be extended into this second unit. A small amenity area is proposed adjoining the stormwater detention facility located in the area between Lots 83 and 84. With a total of 117 lots, Planning staff is recommending that the applicant look at providing a larger amenity area in the Subdivision. One possible location is in the area of Lots 71 and 72 which includes a sinkhole/closed contour.

The applicant was required to provide a Traffic Impact Letter with this Subdivision expansion which included new traffic count data, a comparison and review of the original Traffic Impact Study recommendations and an evaluation of the proposed Subdivision layout. Based on this evaluation, it was determined that there are no new identifiable specific issues or additional recommendations for the Subdivision. The letter did identify a few issues from the original study recommendations that still need to be addressed.

Action: Approved **Meeting Date:** 11/14/2019

Details of Action:

Summary of Action: APPROVE the concept plan subject to 9 conditions

Date of Approval: 11/14/2019 **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:**