

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SA-22-C **Related File Number:** 11-A-22-DP
Application Filed: 9/20/2022 **Date of Revision:** 11/28/2022
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Fairview Road, east side of Beeler Road
Other Parcel Info.:
Tax ID Number: 21 04603 (PART OF) & 18803 **Jurisdiction:** County
Size of Tract: 95.83 acres
Accessibility: Access is via Beeler Road, a minor collector street with 19 ft of pavement width within 40 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agricultural/Forestry/Vacant Land -- A (Agricultural), PR (Planned Residential)
South: Agricultural/Forestry/Vacant Land -- A (Agricultural), PR (Planned Residential), F (Floodway)
East: Agricultural/Forestry/Vacant Land, Single Family Residential -- PR (Planned Residential), F (Floodway)
West: Single Family Residential, Agricultural/Forestry/Vacant Land -- A (Agricultural), PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 1.35 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protect
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 FAIRVIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fairview Road Subdivision

No. of Lots Proposed: 128 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

- 1. Reduce the minimum vertical curve tangent K value from K=25 to K=18.5 at STA 1+57.63, Road D
- 2. Reduce the minimum vertical curve tangent K value from K=25 to K=22.5 at STA 3+14.59, Road A

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum horizontal curve from 250' to 175' on Road ' B' between STA 8+60.44 and 11+31.97

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report

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 requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing a sight distance easement across the lots on the inside of the horizontal curves with a radius less than 200 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways on these lots must be located outside the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside the sight distance easement.
- 4) Partnering with Knox County to implement the recommended turn lane improvements to Beeler Road at the E. Emory Road intersection as outlined in the Fairview Road Transportation Impact Study (AJAX Engineering, revised December 2022). The developer is responsible for designing the turn lane, grading the area, and installing the base stone and binder course. Knox County is responsible for installing the surface course, striping the lane, and installing any necessary signage. The improvements that are the responsibility of the developer must be completed before the first phase of the subdivision is platted. The turn lanes on E. Emory Road recommended by the TIS, are not required to be installed by this condition.
- 5) Obtaining all necessary permits from TDOT for the improvements at the Beeler Road and E. Emory Road intersection.
- 6) Providing a 50-ft wide right-of-way stub-out from Road 'B' to the property to the north (parcel 021 04202). The stub-out shall be provided on the Final Plat and identified for future connection. The location of the stub-out shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
- 7) Installing the curbing and asphalt road surface through the intersection radii referenced in condition #6 above and installing notification of future street connection as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
- 8) Providing a greenway easement on the Final Plat along Beaver Creek and the unnamed tributary to Beaver Creek, as proposed in the Knox County Greenway Corridor Study (see Exhibit B). The greenway easement shall only be required if the easement for the preferred route crosses the portion of parcel 021 04603 being purchased by the applicant. The greenway easement width and location are to be determined by Knox County Parks and Recreation department during the design plan phase.

- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and TDOT.
- 10) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
- 11) Revising the B&B Builders concept plan (7-SA-22-C) to provide a road connection for the Fairview Road Subdivision.

Comments:

***** REVISIONS SINCE THE NOVEMBER PLANNING COMMISSION MEETING *****

The road connection to Beeler Farms Lane is removed and a new access to Beeler Road is proposed through the unbuilt B&B Builders Subdivision that was approved in July 2022 (7-SA-22-C / 7-A-22-DP). The applicant has a contract to purchase the B&B Builders Subdivision and has submitted a revised concept plan that will be on the January Planning Commission agenda. The revised B&B Builders Subdivision extends an internal road to the subject property line to make a connection between the two subdivisions. The intent is that these two subdivisions will be phases 1 & 2 of the same subdivision when it is developed and platted. The total number of lots in the Fairview Road Subdivision increased from 126 to 128.

SUMMARY OF PROPOSAL

This proposal is for a 128-lot residential development with a single access to Beeler Road through the recently approved and unbuilt B&B Builders Subdivision. The applicant is only purchasing 33 acres of a 93-acre property. The remaining 60 acres have access to Fairview Road and will be retained by the current property owner.

ZONING AND DENSITY

The 93-acre property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in 2007 (6-N-07-RZ). This allows approximately 186 dwelling units on the entire 93-acre parcel. The proposed subdivision is on only 33 acres and is proposed with 128 lots, which is a net density of 3.88 du/ac. This will effectively transfer the development rights of 62 dwelling units from the remaining 60 acres to the Fairview Road Subdivision. If this is approved as requested, the remaining portion of the property (parcel 021-04603) will only be allowed approximately 58 dwelling units.

ACCESS

The proposed access is through the unbuilt B&B Builders Subdivision, which was approved with 26-ft wide roads and a single entrance from Beeler Road. The two subdivisions combined will have up to 212 lots using the single entrance, which exceeds long-standing unwritten design policy requiring a second entrance or a boulevard entrance road design when a subdivision has more than 150 lots. The purpose of this policy is primarily to address access for emergency services, but also has the secondary benefit of increasing connectivity when multiple entrances are established. Staff is recommending a condition to provide a stub-out on the north side of the Fairview Road Subdivision and will recommend a stub-out on the south side of the B&B Builders Subdivision. The intent is to provide multiple options for a future second access point so a boulevard entrance is not necessary. The boulevard entrance option should only be used when there is no other viable connection that can provide the secondary access.

INFRASTRUCTURE IMPROVEMENTS

When the B&B Builders Subdivision (7-SA-22-C / 7-A-22-UR) was approved, there was a condition to install a right turn lane on Beeler Road at the E. Emory Road intersection. This is still a recommended condition of approval. Knox County agreed to share the cost of this improvement.

AMENITIES / COMMON AREA

The Knox County Greenway Corridor Study proposes a greenway along the unnamed tributary on the east side of the development and Beaver Creek on the south side. During the permitting stage, a determination will be made if a greenway easement will be required. This will depend on the external boundary of the subdivision and which side of the creek the greenway will likely be located.

If the subdivision is approved as requested, the Knox County sidewalk ordinance will require a sidewalk along all road segments with 1,000 ADT or more because the site is within 1/4 mile of a proposed greenway corridor. In the Fairview Road Subdivision, this includes Road 'E' and Road 'B' between Road 'E' and Road 'A'. In the B&B Builders Subdivision, this includes Road 'E' and Road 'A' from Beeler Road to Road 'E'.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The applicant is requesting several road design variances and alternative design standards ("variances"). The 33 acres where the subject development is located has 17.87 acres within the Hillside Protection (HP) area. Section 4.01 of the Subdivision Regulations allows alternative road design

standards in the HP area if the Planning Commission finds that the proposed development preserves and protects undisturbed land consistent with the intent of the land disturbance recommendations of the Hillside and Ridgetop Protection Plan. This proposal will disturb all 17.87 acres in the HP area, so in staff's opinion, the provisions of this section are not applicable.

If the Planning Commission approves the subdivision as requested, Knox County Engineering and Public Works recommends approval of the vertical curve and horizontal curve variances as requested. The reductions comply with AASHTO road standards for the design speed of 25 MPH. By default, residential streets in Knox County are posted with a speed limit of 25 MPH.

Action: Approved as Modified **Meeting Date:** 12/8/2022

Details of Action: Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions, modifying Condition #6 to include a south stub out.

Summary of Action: Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions, modifying Condition #6 to include a south stub out.

Approve the Concept Plan subject to 11 conditions.

Date of Approval: 12/8/2022 **Date of Denial:** **Postponements:** 11/10/2022

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: