

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SA-23-C Related File Number: 11-B-23-DP
Application Filed: 9/21/2023 Date of Revision:
Applicant: CONNOR P. KELLY

PROPERTY INFORMATION

General Location: Northwest side of Babelay Rd, east side of Harris Rd, west side of Link Rd
Other Parcel Info.:
Tax ID Number: 50 174,178,171 Jurisdiction: County
Size of Tract: 105.66 acres
Accessibility: Access is via Babelay Road, a minor collector with 18 ft of pavement width within a 40 - 45 ft right-of-way width, and Harris Road, a minor arterial with 17-19 ft of pavement width within 40 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agricultural/forestry/vacant and single family residential - A (Agricultural)
South: Agricultural/forestry/vacant, rural residential, and single family residential - A (Agricultural)
East: Agricultural/forestry/vacant and single family residential - A (Agricultural), PR (Planned Residential) up to 2 du/ac
West: Agricultural/forestry/vacant, rural residential, and single family residential - A (Agricultural)
Proposed Use: Detached residential subdivision Density: 2.49
Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 6513 BABELAY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac
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)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Babelay Subdivision

No. of Lots Proposed: 264 **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 12 conditions.

Approve the development plan for 264 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Babelay Road and/or Link Road frontages, subject to 1 condition.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). The street name suffix "Court" may be used on Road 'B' and Road 'E'.
3. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan phase.
4. Providing the sidewalk and/or pedestrian trail system (pedestrian system) that connects the Babelay Road and Harris Road access points as required by the Knox County Sidewalk Ordinance. The design details and timing of the installation of the pedestrian system shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. Implementing the recommendations outlined in the Babelay Subdivision Transportation Impact Analysis prepared by Fulghum MacIndoe (Revised 2/21/2022), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit A). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
6. Harris Road shall be widened to a consistent minimum of 18 feet. If right-of-way or utility constraints prevent these improvements, the developer shall coordinate with Knox County to install suitable operational improvements such as guardrail, signage, striping, etc., to mitigate the additional traffic volumes.
7. The applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works for the offsite improvements per Chapter 54, Article. V of the Knox County Code (Ord. O-23-4-102).
8. Providing the 25-ft common area along the Babelay Road and Link Road frontages where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Providing a note on the final plat that all lots will have access to internal streets.
12. 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.

Comments:

This proposal is a revision to the Babelay Subdivision approved in March 2022 (3-SC-22-C / 3-D-22-UR). This request increases the number of lots from 262 to 264 detached residential lots, reduces the lot widths, and eliminates four short cul-de-sac roads. The proposed density is 2.49 du/ac, and the PR (Planned Residential) zoning allows up to 2.5 du/ac. Access to the site is from Babelay Road (minor collector) and Harris Road (minor arterial). A 25 ft wide common area is provided for a portion of the Babelay Road frontage to meet the double frontage lot standards in the Subdivision Regulations.

AMENITIES

A walking trail connects two proposed park and amenity areas through the large common open space

in the middle of the development.

TRANSPORTATION IMPACT STUDY (TIS)

The conclusions and recommendations of the Babelay Subdivision TIA (Fulgham MacIndoe, 2/21/2022) are presented in Exhibit A. The study notes that turn lanes are not warranted at either of the proposed entrances and the development will not significantly impact the Harris Road intersections at Babelay Road or Washington Pike. The TIS did find that the current width of Harris Road ranges from 17-19 ft and recommends that, between Babelay Road and Washington Pike, the road be widened, resurfaced, striped, etc., in coordination with Knox County Engineering and Public Works (see condition #6).

SIDEWALKS

The Knox County sidewalk ordinance requires a sidewalk along the Harris Road frontage because the development is within a parental responsibility zone and internal to the development because the road system connects to classified streets. The developer proposes a combination of sidewalks within the right-of-way and walking trails in the common open space to make the pedestrian connection between the two subdivision entrances.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action: Approve the Concept Plan subject to 12 conditions.

Approve the development plan for 264 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Babelay Road and/or Link Road frontages, subject to 1 condition.

Date of Approval: 11/9/2023 **Date of Denial:** **Postponements:**

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:**