

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 11-SB-18-C Related File Number: 11-E-18-UR
Application Filed: 9/21/2018 Date of Revision:
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: North side of Strawberry Plains Pike, west of S. Molly Bright Rd.
Other Parcel Info.:
Tax ID Number: 73 172 Jurisdiction: County
Size of Tract: 10.9 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with 27' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The properties fronting along this section of Strawberry Plains Pike are developed with agricultural and rural to low density residential uses under A and RA zoning.
Proposed Use: Detached residential neighborhood Density: 3.2 du/ac
Sector Plan: East County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Strawberry Plains Pike
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: Strawberry Plains Subdivision

No. of Lots Proposed: 35 **No. of Lots Approved:** 0

Variances Requested:

- 1) Reduce the vertical curve K value on Road "A" from 25 to 15 at STA 0+75.00.
- 2) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 4+54.67.
- 3) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 6+14.77.
- 4) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 10+23.98.
- 5) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 12+80.31.
- 6) Reduce cul-de-sac right-of-way return radius on Road "A" from 75' to 50'.

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 variances 1-6 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installation of extruded curbing unless otherwise approved by Knox County Department of Engineering and Public Works.
5. Placing the 20' access easement in common area that is shown over the shared lot line for Lots 18 & 19.
6. Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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.
7. Meeting all requirements of the Knox County Department of Engineering and Public Works regarding the wetlands identified in the Natural Wetlands Inventory shown on the rear of Lots 19 & 20.
8. 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, drainage system and any recreational amenities.
9. A final plat application based on this Concept Plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 10.9 acre site into 35 lots at a density of 3.2 du/ac. Access for the subdivision will be from Strawberry Plains Pike, a minor arterial street. The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision.

The development is located within the Parental Responsibility Zone (PRZ) for Carter Elementary School so a 5' sidewalk and 2' grass strip is proposed on one side of Road "A" for its full length. Staff is not recommending a sidewalk on Road "B" because of its short length and small number of houses. While Strawberry Plains Pike does not currently have a sidewalk along it, Knox County does prioritize public sidewalk installation within PRZ's and The Knoxville-Knox County Park, Recreation and Greenway Plan (2009) recommends Strawberry Plains Pike as a "greenway connector". This indicates that pedestrian improvements should be programmed as street projects are funded, or as separate projects were critically needed.

Landscape screening is shown at the base of the detention pond in the southwest corner of the development and on the east side of the first road curve. Most detention ponds are built up to, or very near, the external boundaries of developments and landscaping cannot be installed on detention pond berms. A complaint often expressed by neighbors is the lack of screening for ponds. This condition will require the pond berm to be far enough off the external boundary to allow the installation of plantings. The landscape screening along Road "A" is to block the headlights of vehicles traveling toward

Strawberry Plains Pike from shining into the house to the east of Road "A". The condition also allows the installation of a fence along this curve if the landscaping in the right-of-way is a concern when reviewed for permitting.

Action: Approved

Meeting Date: 11/8/2018

Details of Action:

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Summary of Action:

APPROVE variances 1-6 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 11/8/2018

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: