

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SB-20-C Related File Number:
Application Filed: 9/25/2020 Date of Revision:
Applicant: HOLSTON INVESTMENTS

PROPERTY INFORMATION

General Location: South of Strawberry Plains Pike, West of Wooddale Church Rd.
Other Parcel Info.:
Tax ID Number: 73 048, 04801, 04802, 04803, OTHER: 052 & 073JA013, Jurisdiction: County
Size of Tract: 17 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial street per the Major Road Plan with approximately 27 ft pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land
Surrounding Land Use: The properties fronting along this section of Strawberry Plains Pike are developed with agricultural and commercial uses under A, CA, and C-H-2 zoning.
Proposed Use: Single Family Residential Density: 2.29
Sector Plan: East County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 0 , 7632, 7636, 7640 Strawberry Plains Pk & 0, 741, 745 Wooddale Church Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density 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: Hunters Woods

No. of Lots Proposed: 39 **No. of Lots Approved:** 39

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduction of the minimum intersection spacing from 400 ft to 70 ft between Road A and West Grinnell Circle.
2. Reduction of the minimum intersection spacing from 400 ft to 299 ft between Road A and East Grinnell Circle.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduction of the minimum horizontal curve radius from 250 ft to 100 ft between STA 9+96.73 and STA 11+53.81 along Road A.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE variances 1-2 and alternate design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Installation of sidewalks as identified on the concept plan along Strawberry Plains Pike. Sidewalks shall meet all applicable requirements of the American 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 the amount sufficient to guarantee the installation of the sidewalks.
5. Meeting all applicable requirements of Knox County Fire Marshal's office.
6. The common area between lots 37 and 36 and at the end of Road "B" should be incorporated into either lot 37 or 36 per Knox County Department of Engineering and Public Works guidelines.
7. 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.
8. Ensure proper sight distance can be met at the entrance of Road "A" at Strawberry Plains Pike per Knox County Department of Engineering and Public Works requirements.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

Comments: The applicant is proposing to subdivide these 16.78-acre tracts into 39 detached residential lots and common area at a density of 2.32 du/ac. This property which is zoned RA (Low Density Residential) is located on the south side of Strawberry Plains Pike just east of Wooddale Church Road. The proposed subdivision will be served by public streets with one access out to Strawberry Plains Pike. There is frontage for the east portion of the property out to Wooddale Church Road, but this development area is part of the lot count with no driveway connections outside of the internal street structure.

This site is not located within the parental responsibility zone (PRZ), but is within ¼ mile of commercial. The proposed subdivision will include sidewalks along the Strawberry Plains Pike frontage.

Action: Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action: APPROVE variances 1-2 and alternate design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. (Motion approved 8-6)

APPROVE the Concept Plan subject to 9 conditions (Motion approved 13-1)

Date of Approval:

11/12/2020

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: