

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SC-21-C Related File Number:
Application Filed: 9/27/2021 Date of Revision:
Applicant: DERICK JONES

PROPERTY INFORMATION

General Location: West side of Vanosdale Road, west of Buckingham Drive
Other Parcel Info.:
Tax ID Number: 120 B F 030 Jurisdiction: City
Size of Tract: 2.33 acres
Accessibility: Access is via Vanosdale Rd, a local street south of Buckingham Dr and a minor arterial north of Buckingham Dr with 20'-23' of pavement width within 50'-56' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use: North: Houses -- RN-2 (Single-Family Residential Neighborhood)
South: I-40/I-75 off ramp -- No zoning
East: Houses -- RN-1 (Single-Family Residential Neighborhood)
West: Public park -- OS (Parks and Open Space)
Proposed Use: Detached residential subdivision Density: 3.0 du/ac
Sector Plan: Northwest City Sector Plan Designation:
Growth Policy Plan: N/A
Neighborhood Context:

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

Street: 225 Vanosdale Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
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: Ashton Point Subdivision

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: 1) Reduce the minimum spacing between the intersections of Riley Rose Lane and Buckingham Drive from 125-ft to 80-ft.

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 variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the concept plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the roadway design meeting the applicable AASHTO standards and the stormwater regulations (Chapter 22.5).
4. If it is determined that the HP (Hillside Protection Overlay) zoning standards apply to this property, a disturbance limitation line must be included on the final plat for the subdivision to indicate how much disturbance is permissible on the lots that the HP overlay touches.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: SUBDIVISION VARIANCE REQUEST:

1. Reduce the minimum spacing between the intersections of Riley Rose Lane and Buckingham Drive from 125-ft to 80-ft (Section 3.04.J.4).
 - a) The portion of Vanosdale Road south of Buckingham Drive is a short dead-end street that currently provides access to four residences. Because of the low traffic volume of this portion of Vanosdale Road and there being adequate sight distance looking to the north, the reduced intersection separation should not be a safety concern or injurious to other properties in the neighborhood.
 - b) The proposal could meet the subdivision regulations by either moving the proposed road further to the south to align approximately with the access driveway on the opposite side of Vanosdale Road or it could be located at the Buckingham Drive and Vanosdale Road intersection.
 - c) Staff does not recommend locating the new road at the intersection because this would make this a 4-way intersection and would most likely require an all-way stop condition. Currently, southbound Vanosdale Road traffic does not stop at the intersection but the two other legs of the intersection do.

This proposal is for a 7-lot residential subdivision on this 2.33-acre tract at a density of 3 du/ac. Access will be provided via a new public road that connects to Vanosdale Road, south of the Buckingham Drive intersection.

The RN-1 (Single-Family Residential Neighborhood) zone requires a minimum lot size of 10,000 sqft for single-family houses. The proposed lots range in size from 10,022 sqft to 13,271 sqft. The adjacent neighborhood to the north, Vanosdale Place, is zoned RN-2 (Single-Family Residential Neighborhood) and has lot sizes between 8,100 sqft to 16,000 sqft. The detention pond is proposed in the northwest corner of the property and is adjacent to a house lot to the north and the West Hills and Bynon Park to the northwest. The previous property owner, Legacy Park Foundation, dedicated 8,240 sqft of the western portion of the property to the City of Knoxville to be incorporated into the park.

Approximately .38 acres of this 2.33-acre property is within the HP (Hillside Protection Overlay) zone, however, the property is exempt from the HP overlay standards because it was previously disturbed

when the area was largely agricultural before the interstate was constructed and the West Hills neighborhood was developed. If the property were not exempt, .15 acres of the .38 acres in the HP area could be disturbed. The HP area is located on the western portion of the site and would only impact lots 4 and 5.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve the variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the concept plan subject to 6 conditions.

Date of Approval: 1/13/2022

Date of Denial:

Postponements: 11/10/2021-
12/9/2021

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: