

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 11-SD-19-C                      Related File Number: 11-H-19-UR  
Application Filed: 9/30/2019                      Date of Revision:  
Applicant: CHRIS SHARP / URBAN ENGINEERING

## PROPERTY INFORMATION

General Location: East side of N.Campbell Station Rd., north of Yarnell Rd.  
Other Parcel Info.:  
Tax ID Number: 117 011                      Jurisdiction: County  
Size of Tract: 20.1 acres  
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way (88' right-of-way required).

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Residences - RA (Low Density Residential)  
South: Vacant land and residences - RA (Low Density Residential) and A (Agricultural)  
East: Residences and vacant land - A (Agricultural)  
West: Vacant land and residences - RA (Low Density Residential)  
Proposed Use: Detached Residential Subdivision                      Density: 1.19 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 1808 N. Campbell Station Rd.  
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: Brandywine at Pepper Ridge

No. of Lots Proposed: 24                      No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:  
1. Reduce the vertical curve on Pepper Ridge Lane between STA 0+04.91 and 1+29.73 from a K value of 25 to a K value of 12.  
2. Increase the street grade for Pepper Ridge Lane from a maximum of 12% to 12.28% as identified on the street profile.  
3. Reduce the minimum lot depth for double frontage lots from 150' to the distances shown (111.2' - 125.7') on the concept plan.

APPROVED WAIVER BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waiver for Road A at Road B, from 1% up to 1.85%.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 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 Knox County (Ord 91-1-102).
3. Grading the frontage along N. Campbell Station Road to accommodate a future sidewalk. The details for this requirement shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision review process.
4. During the design plan stage of the subdivision review process work with the Knox County Department of Engineering and Public Works and Planning staff on changes to the final design of the private right-of-way serving Lots 14-17. A detailed grading plan for access and building sites, including driveway profiles shall be provided. Driveway grades shall not exceed 15%.
5. The boundary for the "Undisturbed Preservation Area" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect those preservation areas.
6. On the final plat, the "Undisturbed Preservation Area" shall be clearly identified and the deeds for Lots 14-17 and the "Undisturbed Preservation Area" shall prohibit clearing and grading within that area.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd. at the subdivision entrance.
9. Prior to final plat approval, create a homeowners association that will be responsible for maintaining the common areas and proposed stormwater control facilities.
10. Placing a note on the final plat that all lots shall have access only to the internal street system.
11. 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.

Comments: The applicant is requesting approval of a Concept Plan for a 24 lot subdivision on this 20.1 acre site that is located on the east side of N. Campbell Station Rd., southwest of El Rancho Trail. The proposed density for the subdivision is 1.19 du/ac.

The Planning Commission had recommended the rezoning of this property to PR (Planned Residential) at a density up to 2 du/ac on May 11, 2017. The Knox County Commission approved the request at their meeting on July 24, 2017. The Planning Commission had previously approved a Concept Plan (6-

SC-17-C / 6-K-17-UR) for this site for 27 lots on June 8, 2017. That Concept Plan has expired.

A major portion of this sites is located within the Hillside Protection Area. Approximately 79% of the site has slopes that exceed a fifteen percent grade. The Concept Plan has been designed to locate the street and majority of the lots on the northern portion of the site in the area that has grades less than 15%. The southern portion of the property with grades exceeding 40% has been identified on the plan as an "Undisturbed Preservation Area" This area includes approximately 7.5 acres which is approximately 37% of the property. Conditions are recommended that will provide protective measures for this area.

When the previous Concept Plan was approved for this subdivision, the 150' lot depth standard for double frontage lots was not a requirement within the Subdivision Regulations. Construction of the subdivision including the street layout began under the previous standards. In addition, the adoption of the 2018 Major Road Plan also changed the classification of N. Campbell Station Road increasing the right-of-way dedication requirement to 44' to the centerline of the street. Based on these conditions, it is staff's position that there is a true hardship in meeting the 150' lot depth standard and therefore staff is recommending approval of the requested variance.

The site is located within the parental responsibility zone for Hardin Valley Academy and Hardin Valley Middle School. Knox County Department of Engineering and Public Works has requested that instead of providing internal sidewalks for this smaller subdivision the developer should grade the site along the frontage of N. Campbell Station Road to accommodate a future sidewalk at that location.

**Action:** Approved **Meeting Date:** 11/14/2019

**Details of Action:**

**Summary of Action:** APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

**Date of Approval:** 11/14/2019 **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:**