

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SE-20-C Related File Number: 11-J-20-UR
Application Filed: 9/28/2020 Date of Revision:
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: West side of Fountain City Rd., west of Durham Park Ln.
Other Parcel Info.:
Tax ID Number: 57 12515 (PART OF) Jurisdiction: County
Size of Tract: 18.8 acres
Accessibility: Access is via Fountain City Rd., a minor arterial street with 19' of pavement width within 50-60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, Greenway
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Greenway, Residences / PR (Planned Residential)
East: Residence, Vacant land, Church, Public park / A (Agricultural), PR (Planned Residential), OS (Open Space)
West: Greenway, Residences / PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 2.29 du/ac
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6585 Fountain City 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: Sterchi Village

No. of Lots Proposed: 43 No. of Lots Approved: 0

Variations Requested: VARIANCE

1) Reduce the minimum intersection spacing between Road 'A' and Durham Park Lane from 400 feet to 309 feet.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

1) Increase maximum intersection approach grade from 1% to 1.5 % for Road 'B' at Road 'A'

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 variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing the easement for the existing greenway as shown on the development plan, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. REVISED: Certifying that the required sight distance is available at the Road 'A' intersection with Fountain City Road. The Road 'A' intersection may be moved if the required minimum 300-foot sight distance cannot be obtained at the location proposed, however, the access to Fountain City Road shall be in the same general location as shown on the Concept Plan. The sight distance certification documentation shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
5. REVISED: Increasing the horizontal curve radius for the second curve on Road 'A' coming from Fountain City Road, from 105 feet to a minimum of 200 feet at approximately STA 1+25, or as otherwise required during the design plan phase by Knox County Engineering and Public Works.
6. Providing the 25-foot common area strip along the Fountain City Road frontage, north of Road 'A', as shown on the Concept Plan.
7. Meeting all applicable requirements of Knox County Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Providing a drainage easement through the development for the stormwater from the existing cross drain under Fountain City Road, north of Durham Park Lane, as required by Knox County Engineering and Public Works during the design plan phase.
10. 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.
11. 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.

Comments:

This proposal is for a 43-lot subdivision on 18.8 acres at a density of 2.29 du/ac. The property is zoned PR (Planned Residential) up to 5 du/ac and is part of the same PR zoning district that the surrounding Sterchi Village subdivision was developed in. The overall density within this PR district, including the existing and proposed subdivision, is less than 5 du/ac.

The proposed access to the site is located near the top of a crest in Fountain City Road. The sight distance study provided by the applicant's engineer shows that the available sight distance is over 700

feet, however, the visibility of a 3.5' tall object is not possible all the way to the Road 'A' intersection. The applicants engineer believes sight distance is available and this can be shown when more accurate topography data is obtained.

A sidewalk is shown along the entire Fountain City Road frontage because the property is within .25 miles of a public facility. The Sterchi Greenway goes through the south side of this property, through the existing TVA and KUB powerline easements. The sidewalk along the Fountain City Road will connect to the greenway near the southeastern corner of the property.

----- SUMMARY OF REVISIONS (11/10/2020) -----

Condition #4 was revised to specifically state that the location of the Road 'A' intersection with Fountain City Road may be moved to obtain the required 300 feet of sight distance, if needed. However, the location of the access point is to be in the same general location is proposed on the Concept Plan and not moved to another location on the Fountain City Road frontage.

Condition #5 was added at the request of Knox County Engineering and Public Works to require the second horizontal curve on Road 'A' to be a minimum of 200 feet rather than 105 feet as proposed. The first horizontal curve of 105 feet, however, is not required to be increased at this time but it may need to be increased if Knox County Engineering and Public Works determine a greater radius is needed for safety reasons during the design plan phase.

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

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:**