

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SA-21-C Related File Number: 12-A-21-UR
Application Filed: 10/21/2021 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northwest side of Buttermilk Road, northwest of Graybeal Road
Other Parcel Info.:
Tax ID Number: 129 07702 Jurisdiction: County
Size of Tract: 28.8 acres
Accessibility: Access is via Buttermilk Road, a minor collector street with an 18' pavement width within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land -- A (Agricultural)
South: Mining operation -- I (Industrial)
East: Residences -- A (Agricultural)
West: Vacant land and residence -- A (Agricultural), PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 2.36 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Buttermilk 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: Amber Ridge (FKA Amber Meadows)

No. of Lots Proposed: 61 No. of Lots Approved: 0

Variances Requested: VARIANCES:
See case # 11-SC-19-C for approved variances (11/6/2019).

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 Concept Plan subject to 9 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 (Ord. 91-1-102).
 3. During the design plan stage of the subdivision review process the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, the design plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and in the protective covenants for the subdivision as natural undisturbed areas with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
 4. The 50-ft building setback from the sinkholes/closed contours on the site shall be shown on the final plat. Building construction within the 50-ft setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50-ft setback area. A 5-ft drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hachured contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Providing legal access to all common areas. The minimum width of pedestrian accesses shall be 15-ft. The width of all other accesses, either access easements or fee simple strips, shall be determined by Knox County Engineering and Public Works during the design plan phase.
 7. Providing a 50-ft wide stubout right-of-way on the south side of the southern Road 'B' cul-de-sac to the provide alternative access for the property to the south (parcel 129 07701).
 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the open space areas, the drainage system and any amenities.
 9. 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 proposing to subdivide this 25.9 acre site into 61 detached residential lots and 11.59 acres of common area at a density of 2.35 du/ac. The property is located on the northwest side of Buttermilk Road, west of Graybeal Road. The proposed subdivision will be served by public streets with a single access to Buttermilk Road. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in 2019 (4-M-19-RZ). The Planning Commission approved a 31-lot subdivision and two subdivision variances in 2019 (11-SC-19-C / 11-G-19-UR). The variances were to decrease the vertical curve from K=25 to K=15 at the Road 'A' connection to Buttermilk Road and increase the maximum road grade from 12% to 14.93%. The primary difference between the 2019 concept plan and the current plan is that Road B is extended further to the northwest and the typical lot width is reduced from 60-ft to 47-ft.

The proposed subdivision layout includes approximately 11.59 acres (45%) of the site in common area which covers some of the steeper portions of the site. Staff is recommending a condition that during the design plan stage of the subdivision review process, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas. When the grading and stormwater plans are finalized, the design plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These undisturbed areas must be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

A geotechnical study has already been submitted to Knox County Engineering and Public Works for review and approval. The study concludes that lots identified within a 50-foot sinkhole buffer zone will have no greater risk of sinkhole development than in areas outside the buffer zone. Additional recommendations for site design and construction to reduce the potential for sinkhole development are also provided in the study.

Action: Approved **Meeting Date:** 12/9/2021

Details of Action:

Summary of Action: Approve the Concept Plan subject to 9 conditions:

Date of Approval: 12/9/2021 **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:**