

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 12-SB-22-C                      Related File Number: 12-B-22-DP  
Application Filed: 10/24/2022              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: East side of Fox Rd, south of Castleglen Ln  
Other Parcel Info.:  
Tax ID Number: 143 11201,112                      Jurisdiction: County  
Size of Tract: 23.6 acres  
Accessibility: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a right-of-way with varying width.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant -- PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential), A (Agricultural)  
South: Single family residential, public/quasi public land, rural residential -- A (Agricultural)  
East: Agriculture/forestry/vacant -- A (Agricultural)  
West: Rural residential, single family residential, right-of-way -- RA (Low Density Residential), A (Agricultural), ROW (Right-of-Way)  
Proposed Use:    Density: 3.8 du/ac  
Sector Plan: Southwest County              Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 504 FOX 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: LDR (Low Density Residential)

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fox Road Subdivision

No. of Lots Proposed: 90      No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the minimum intersection separation from 300' to 255' from the centerlines of Road 'A' and Foxvue Road
2. Reduce the minimum vertical curve K value from K=25 to K=18.96 at STA 11+21.67, Road 'B'
3. Increase the intersection grade from 1% to 3.91% along Road 'A' at its intersection with Fox Road

### ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 200' on Road 'A' at STA 1+21
2. Reduce the minimum horizontal curve from 250' to 200' on Road 'A' at STA 11+97
3. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 0+81
4. Reduce the minimum horizontal curve from 250' to 200' on Road 'B' at STA 3+07

### ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

\*\* See the Requested Variations and Alternative Design Standards memo attached to the staff report.

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 & 2 and the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering. [REVISED 12/6/2022]

Approve variance #3 subject to providing justification for the intersection grade using AASHTO standards during the design plan phase with review and approval by the City of Knoxville Department of Engineering. [REVISED 12/6/2022]

Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the stream buffers on the Final Plat, shown on lots 10-12, unless documentation to Knox County Engineering and Public Works during the design plan phase that this is a wet weather conveyance.
- 4) Implementing the recommendations of the Fox Road Subdivision Transportation Impact Study (AJAX Engineering, revised November 2022) as revised and approved by Planning and Knox County Engineering and Public Works staff (see Exhibit A).
- 5) Obtaining all necessary permits from the City of Knoxville for work within the Fox Road right-of-way.
- 6) Certifying that the required sight distance is available along Fox Road in both directions at the Road 'A' intersection, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase.
- 7) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.

8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.

9) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

**Comments:**

**SUMMARY OF PROPOSAL**

This proposal is for a 90-lot residential development on 23.6 acres at a density of 3.8 du/ac. The area labeled "Future Development" on the north side of the entrance is being purchased by the applicant but was inadvertently left off the rezoning application for the subject property that was approved PR up to 4 du/ac in October 2022 (9-D-22-RZ). The rezoning request for the "Future Development" area is also on the December agenda (12-M-22-RZ), and if approved, the applicant intends to propose an additional 4 house lots, for a total of 94 lots for the Fox Road Subdivision.

**VARIANCES AND ALTERNATIVE DESIGN STANDARDS -- [REVISED 12/6/2022]**

The applicant is requesting several road design variances and alternative design standards ("variances"). The intersection separation variance is supported by staff because it does not pose a safety hazard, as outlined in the conclusion and recommendations of the TIS (Exhibit A). The requested Road 'A' intersection grade of 3.91% must be justified during the design plan phase using AASHTO standards. The City and County engineering departments have the authority to approve an intersection grade up to 3% as an alternative design standard, which does not require approval by the Planning Commission. An intersection grade above 3% requires a variance approval by the Planning Commission. If the proposed 3.91% intersection grade cannot be justified using AASHTO, the grade must be reduced to a grade that can be justified.

**Action:** Approved

**Meeting Date:** 12/8/2022

**Details of Action:**

**Summary of Action:**

Approve variance #1 & 2 and the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering. [REVISED 12/6/2022]

Approve variance #3 subject to providing justification for the intersection grade using AASHTO standards during the design plan phase with review and approval by the City of Knoxville Department of Engineering. [REVISED 12/6/2022]

Approve the Concept Plan subject to 9 conditions.

**Date of Approval:** 12/8/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**