

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SC-18-C **Related File Number:** 12-J-18-UR
Application Filed: 10/29/2018 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike.
Other Parcel Info.:
Tax ID Number: 92 053 **Jurisdiction:** County
Size of Tract: 45.08 acres
Accessibility: Access is via Bradley Lake Ln., a local street with 12' pavement width within a 50' right-of-way and Ball Camp Pike, a major collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land - A (Agricultural)
South: Residences and vacant land - I (Industrial) and RP-1 (Planned Residential)
East: Residences and vacant land - A (Agricultural) and RP-1 (Planned Residential)
West: Residences - A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.64 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 3028 Bradley Lake Ln
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: Spring Lake Farms

No. of Lots Proposed: 119 No. of Lots Approved: 0

Variances Requested: Variances requiring Planning Commission approval.:
None

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waivers from 1% to up to 2% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

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 the Concept Plan subject to 12 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated December 17, 2018 as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
4. Implementation of improvements to Bradley Lake Ln. The Knox County Department of Engineering and Public Works is recommending that Bradley Lake Ln be widened to 20 feet or the same width as Amherst Rd, with sidewalks on one side of the widened roadway. The construction details and timing of construction to be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. During the design plan stage of the subdivision review, 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 as "not to be disturbed". When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the 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.
7. During the design plan stage of the subdivision, providing documentation to the Knox County Department of Engineering and Public Works and Planning staff that shows adequate building sites meeting required setbacks are available on the lots impacted by the required stream buffers. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream on the property.
10. Revising the concept plan to show the 30 foot to centerline right-of-way dedication required along Ball Camp Pike.
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 and drainage system.
12. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to develop this 45.08 acre tract with 119 detached residential lots at a

density of approximately 2.64 du/ac. The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on November 19, 2018.

The proposed subdivision will have access to Bradley Lake Ln., a local street. While the property has frontage on Ball Camp Pike, a major collector street, there is no proposed street connection to Ball Camp Pike. A street connection to Ball Camp Pike would require crossing a blueline stream. The applicant has identified the area along Ball Camp pike as a possible site for a small condominium development.

A little over one third of the property falls within the Hillside Protection Area as designated on the Northwest County Sector Plan. The applicant has submitted a concept plan that has clustered the lots on the site in order to avoid the steeper portions of the site that are within the Hillside Protection Area. With the proposed layout it is Planning staff's position that the design would qualify for consideration of the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. These provisions allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way. The proposed layout with the reduction of the right-of-way and pavement width, has allowed the applicant to reduce the amount of site grading and clearing so that approximately 10 acres of the site will remain undisturbed.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., was submitted for the proposed subdivision. While turn lane improvements are not warranted at the studied intersections, road improvements will be required to Bradley Lake Ln. The Knox County Department of Engineering and Public Works is recommending that Bradley Lake Ln be widened to 20 feet or the same width as Amherst Rd, with sidewalks on one side of the widened roadway. The construction details and timing of construction will be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.

The property is located within the Parent Responsibility Zone and sidewalks are being provided on one side of the streets within the subdivision.

Action: Approved **Meeting Date:** 1/10/2019
Details of Action:
Summary of Action: APPROVE the Concept Plan subject to 12 conditions
Date of Approval: 1/10/2019 **Date of Denial:** **Postponements:** 12/13/2018
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:**