

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 12-SC-20-C                      Related File Number: 12-E-20-UR  
Application Filed: 10/26/2020              Date of Revision:  
Applicant: PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

General Location: North side of W. Emory Rd, west of Blacks Ferry Rd.  
Other Parcel Info.:  
Tax ID Number: 78 038    Jurisdiction: County  
Size of Tract: 24.39 acres  
Accessibility: Access is via W Emory Road, major arterial street with 24 feet of pavement width within 55 feet of right-of-way, and via Blacks Ferry Road, a local street with 17.8 feet of pavement width within 50 feet of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural  
Surrounding Land Use: The area is a mix of large agricultural, rural residential lots and single family residential neighborhoods.  
Proposed Use: Detached residential subdivision    Density: 3.81 du/ac  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 5913 W. Emory 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: Miller Farm Subdivision

No. of Lots Proposed: 95                      No. of Lots Approved: 0

Variances Requested: VARIANCE

- 1) Reduce the minimum vertical curve on Road 'A' from STA 0+13 to 0+87 from K=25 to K=24.67.
- 2) Reduce the minimum vertical curve on Road 'A' from STA 4+90 to 7+60 from K=25 to K=18.35.
- 3) Reduce the minimum reverse curve tangent on Road 'A' from 150' to 9'.
- 4) Reduce the minimum intersection spacing between Road 'A' and Northampton Blvd from 400' to 372'.

ALTERNATIVE DESIGN STANDARDS REQUIRING APPROVE BY THE PLANNING COMMISSION

- 1) Reduce the minimum horizontal curve on Road 'A' from 250' to 110', from STA 0+61 to 1+35.94.
- 2) Reduce the minimum horizontal curve on Road 'A' from 250' to 200', from STA 1+45.8 to 2+92.78 and STA 12+79.32 to 16+22.57.
- 3) Reduce the minimum horizontal curve on Road 'B' from 250' to 100', from STA 1+52 to 3+07 and STA 8+82 to 10+39 (REQUESTED BY THE APPLICANT).
- 4) Reduce the minimum horizontal curve on Road 'B' from 250' to 200', at approximately STA 1+52 and approximately STA 8+82 (RECOMMENDED BY STAFF).

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 variances 1-4 and alternative design standards 1, 2, and 4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard. DENY alternative design standard #3 as requested by the applicant because it does not meet general engineering standards for a road of this length and design speed and could create a traffic hazard.

APPROVE the Concept Plan subject to 12 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. Implementing the road improvements as recommended in the Miller Farm Subdivision Traffic Impact Study (Cannon & Cannon, Inc., revised 11/23/2020) with the final design of the improvements and timing of the installation reviewed and approved by Knox County Engineering and Public Works and the Tennessee Department of Transportation during design plan review (see Exhibit A).
  4. Providing an improved shoulder on W. Emory Road as required by the Tennessee Department of Transportation.
  5. Providing cross slope at the Road 'A' intersection with W. Emory Road that will accommodate an ADA compliant crosswalk for a future sidewalk to be installed along the W. Emory Road frontage, unless otherwise approved by Knox County Engineering and Public Works during the design plan phase.
  6. Certifying that the required sight distance is available at the southern intersection of Road 'B' with Road 'A'. This documentation is to be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
  7. Providing a note on the final plat that lots 1 & 67-69 are to have a minimum driveway depth of 30 feet.
  8. Meeting all applicable requirements of the Tennessee Department of Transportation.
  9. Meeting all applicable requirements of Knox County Engineering and Public Works.
  10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  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.
  12. 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 93-lot subdivision on this 24.39-acre site with access to W. Emory Road. The property was recently rezoned by County Commission to PR up to 4 du/ac with the following conditions; 1) there be deed restrictions for the common area, and 2) the only entrance and exit being on W. Emory Road. There is a common area (lot 18) at the terminus of Patriot Way, which is located in the adjacent Northampton Commons subdivision. This common area will restrict a future road from connecting to Patriot Way but would potentially allow the installation of a pedestrian connection between the two subdivisions. The developer has stated the use of the common area has not been determined but one option being considered is playground equipment.

The Miller Farm Subdivision Traffic Impact Study (Cannon & Cannon, revised November 23, 2020) was prepared to address the impact of the proposed development on W. Emory Road (see Exhibit A). The main recommendation is to "construct an eastbound left-turn lane on W. Emory Road at the Road 'A' intersection with a minimum storage length of seventy-five feet and proper tapers in accordance with TDOT and Knox County standards. In addition, TDOT requests that a paved shoulder be constructed on the westbound side for the right-turn movement into the site" (see sheet 3 of the Concept Plan and Appendix D of the TIS). The final design of this turn lane will be determined during the design plan phase with review and approval by Knox County Engineering and Public Works and Tennessee Department of Transportation.

**Action:** Approved **Meeting Date:** 12/10/2020

**Details of Action:**

**Summary of Action:** APPROVE variances 1-4 and alternative design standards 1, 2, and 4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard. DENY alternative design standard #3 as requested by the applicant because it does not meet general engineering standards for a road of this length and design speed and could create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions.

**Date of Approval:** 12/10/2020 **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:**