

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SE-20-C Related File Number:
Application Filed: 10/26/2020 Date of Revision:
Applicant: HARDIN VALLEY FARM DEVELOPMENT, INC.

PROPERTY INFORMATION

General Location: Northwest side of Sam Lee Rd., south of Narrow Leaf Dr.
Other Parcel Info.:
Tax ID Number: 103 072 (PART OF) Jurisdiction: County
Size of Tract: 3.53 acres
Accessibility: Access is via Sam Lee Road, a major collector street with an 18 - 20 feet of pavement width within 50 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - A (Agricultural)
South: Residences - PR (Planned Residential), RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - PR (Planned Residential) and A (Agricultural)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached residential subdivision Density: 1.54 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11181 Sam Lee 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: Hayden Farms

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reducing the vertical curve length from 218 ft to 135 ft at STA 11+35 on Road 'E'

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 4+50 on Road 'E'
1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 7+25 on Road 'E'

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 and alternative design standards 1-2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard, and based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable conditions of the previously approved Concept Plan for the Hayden Farms Subdivision (4-SB-20-C), including but not limited to the installation of sidewalks as identified on the concept plan, widening Sam Lee Road to a width of 20' along the frontage of the development, implementing any recommendations improvements identified in the Transportation Impact Study, and sinkhole buffers.
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 a maximum cross slope of 2% for all crosswalks at a stop sign unless otherwise approved by Knox County Engineering and Public Works during design plan review.
4. Meeting all applicable requirements of Knox County Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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: This proposal is a modification to the previously approved Concept Plan (4-SB-20-C) to move the location of the southeast access to Sam Lee Road further to the north to increase the available sight distance. This change will result in one less lot within this portion of the subdivision and requires the approval of a vertical curve variance at the approach of Road 'E' to Sam Lee Road and two alternative design standards for reduced horizontal curve radii. Staff recommending approval of the modifications as proposed because it will increase the safety for the access to Sam Lee Road and the reduced vertical and horizontal curves on the internal streets should not create a traffic hazard.

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

Details of Action:

Summary of Action: APPROVE variance 1 and alternative design standards 1-2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard, and based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 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 Board of Zoning Appeals

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: