

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Botezat Property - Millertown Pike

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

Variances Requested: VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'B' at STA 9+50.
- 2) Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'B' at STA 12+50.
- 3) Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'B' at STA 17+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Increase the maximum intersection grade with Road 'A' from 1% to 3%, STA 0+13 to 3+00, Road 'B'
- 2) Increase the maximum intersection grade with Road 'B' from 1% to 2%, STA 0+13 to 1+50, Road 'C'
- 3) Increase the maximum intersection grade with Road 'B' from 1% to 2%, STA 0+13 to 3+31, Road 'D'
- 4) Increase the maximum intersection grade with Road 'B' from 1% to 2.67%, STA 0+13 to 1+80, Road 'G'
- 5) Increase the maximum intersection grade with Millertown Pike from 1% to 2.67%, STA 1+80 to 0+13, Road 'G'
- 6) Reduce the minimum public right-of-way width from 50 ft to 40 ft on Road 'A'.
- 7) Reduce the minimum pavement width for a public right-of-way from 26 ft to 20 ft on Road 'A'.

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 alternative design standards based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 16 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Implementing the recommendations of the Millertown Pike Subdivision Transportation Impact Study (AJAX, revised 11/22/2023) as required by Knox County Engineering and Public Works during the design plan phase. A Memorandum of Understanding with Knox County Engineering and Public Works is required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). See Exhibit B.
- 3) As recommended by the Transportation Impact Study and Knox County Engineering and Public Works, a maximum of 46 lots may be platted before the Memorandum of Understanding for the left turn lane on Millertown Pike is approved by Knox County and funded by the applicant.
- 4) Obtaining 250 ft of intersection sight distance within the right-of-way at all internal intersections or providing a 250-ft sight distance easement across lots and/or common area per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways on these lots must be located outside the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside the sight distance easement.
- 5) Obtaining 400 ft of intersection sight distance entirely within the Millertown Pike right-of-way or providing a 400-ft sight distance easement across lots and/or common area per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 6) Providing access for 5713 Millertown Pike (parcel 060-024) to the Road 'B' cul-de-sac as shown on the concept plan.
- 7) Providing a temporary turnaround at the eastern terminus of Road 'E' and Road 'F' per the requirements of Knox County Engineering and Public Works during the design plan phase. The 50 ft public right-of-way shall be extended to the property boundary as shown on the concept plan with notification of future connection provided per section 3.04.C.2 of the Subdivision Regulations. The temporary turnaround area outside the 50 ft right-of-way may be in an easement with the approval of Knox County Engineering and Public Works. The easement or right-of-way for the temporary turnaround can be eliminated if the public road is extended and the turnaround is no longer required.

- 8) Installing a sidewalk on one side of Road 'G' frontage per Chapter 54, Article IV of the Knox County Code. The final design of the sidewalk will be determined by Knox County Engineering and Public Works during the design plan phase.
- 9) Proving a maximum intersection grade of 2 percent on Road 'G' at Millertown Pike.
- 10) The driveway slope within the right-of-way shall not exceed 2 percent for lots 78-90 for the future installation of sidewalks.
- 11) The grading within the HP (Hillside Protection) area, north of Road 'A', shall be limited to what is proposed on the concept plan or otherwise in conformance with the zoning condition limiting disturbance on slopes of 25 percent or greater.
- 12) Providing a note on the final plat that all lots shall have vehicular access from internal roads, except for lot 89.
- 13) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 14) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 15) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 16) 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:

This proposal is for a 90-lot detached residential subdivision on this 44.87-acre site at a density of 2.0 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2.75 du/ac subject to 1 condition in October 2023 (9-E-23-RZ).

ZONING CONDITION

The zoning condition is that "The rear of the parcel with slopes of 25% or greater shall be left undisturbed." The rezoning staff report does not include a supplemental map delineating the area to be left undisturbed, but the staff comments state this is intended for the northern portion of the property. The interpretation is that this condition applies to the northernmost portion of the site, north of Road 'A' on the concept plan, which is part of the linear McAnnally Ridge formation, not the smaller HP area to the south of Road 'A'.

HILLSIDE PROTECTION

There are 27.4 acres of this 44.9-acre site in the HP (Hillside Protection) area. The slope analysis recommends limiting disturbance in the HP area to 8.7 acres (31.8 percent). This proposal disturbs approximately 10.6 acres (38.7 percent) of the HP area. The upper slopes of McAnnally Ridge remain undisturbed.

TRANSPORTATION

The Transportation Impact Study (TIS) concludes that an eastbound left turn lane on Millertown Pike, at the Road 'A' intersection, is required to be constructed before the 47th house in the development is constructed. The applicant must enter a Memorandum of Understanding (MOU) with Knox County for the construction of the turn lane and that only 46 lots may be platted before the MOU is approved by Knox County and funded by the applicant.

Action: Approved with Conditions **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the alternative design standards based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 16 conditions.

Date of Approval: 2/8/2024 **Date of Denial:** **Postponements:** 12/14/2023,
1/11/2024

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: