

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SF-19-C **Related File Number:**
Application Filed: 10/28/2019 **Date of Revision:**
Applicant: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

PROPERTY INFORMATION

General Location: North side of E. Summitt Hill Dr. & Old Vine Ave., at intersection of Harriet Tubman, Martin Luther King, Jr. Blvd., & Dandridge Ave.
Other Parcel Info.:
Tax ID Number: 95 A H 025 OTHER: 095AJ007, 095GA013 & 014, 095HC **Jurisdiction:** City
Size of Tract: 24.6 acres
Accessibility: Access is via Harriet Tubman St., a minor collector with a 45 ft pavement width within a 60 ft right-of-way and S Bell St., a local street with a 28 ft pavement width within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi-family residential
Surrounding Land Use: North: Office - I-2 (Restricted Manufacturing and Warehousing)
South: Residential - R-3 (High Density Residential)
East: Family Justice Center & Church - R-1 & R-2 (Low Density Residential)
West: Commercial - C-3 (General Commercial)
Proposed Use: Residential **Density:** NA
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 331 Harriett Tubman St, 231 S. Bell St, 1205 Old Vine Ave, 0 S. Bell St, 1124 West New St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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: Austin Homes Infrastructure Improvements

No. of Lots Proposed: 6 **No. of Lots Approved:** 6

Variances Requested: VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:
1. Allow the use of AASHTO standards for intersection and stopping sight distance as opposed to the Knoxville-Knox County Planning Commission Subdivision Regulations.

APPROVED WAIVERS BY THE KNOXVILLE DEPARTMENT OF ENGINEERING:
1. Reduction of the minimum travel way pavement widths from 26' to the distances shown on the proposed street sections included with the revised concept plan.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not 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 Knoxville Utility Board (KUB).
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the American with Disabilities Act (ADA). The sidewalks shall be installed at the same time as the street improvements.
4. Any proposed driveways for the proposed housing development are subject to approval by the Knoxville Department of Engineering with verification that adequate sight distance is available.
5. Details of the final design of the connection to Georgia Street and the construction of Road B (Phase 2) shall be worked out with the Knoxville Department of Engineering during the design plan stage of the subdivision process.
6. Removal of the southbound right-turn slip-ramp on Martin Luther King Jr. Ave. at the intersection with E. Summit Hill Dr. per City of Knoxville Department of Engineering requirements.
7. Implementation of any recommended improvements from the Transportation Impact Study prepared by (Civil & Environmental Consultants, Inc. dated December 20, 2019), as revised and approved by the City of Knoxville Department of Engineering and Planning staff.
8. During the design plan stage of the subdivision working out the details of the changes to S. Bell St. including the portions of the street/right-of-way that will be closed. The street closure requests must be processed and approved prior to approval of the final plat for the first phase of the subdivision.
9. The final plat shall identify any required sight distance easements for the proposed intersections as required by the City of Knoxville Department of Engineering.
10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
11. Submitting to Planning staff prior to final plat approval by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

Comments: This subdivision proposal is part of a revitalization of the Austin Homes Community in efforts by the Knoxville Community Development Corporation (KCDC), which includes improvements to existing roads, the installation of a new road segments, and the creation of 6 new lots. The subdivision is proposed to be implemented in two phases as identified in the attached documents. The overall project area is approximately 24.6 acres which includes a total lot area of 19.88 acres and approximately 4.72 acres of right-of-way that includes upgraded streets and proposed new public streets

KCDC and Civil & Environmental Consultants (CEC) Inc. developed the Master Plan for the area, which included an extensive public input process to determine how to improve their housing and better integrate the development into the surrounding community (https://www.kcdc.org/wp-content/uploads/2019/08/Austin-Homes-Report_FINAL.pdf). The housing development portion of this project does not require Planning Commission review, although the footprint of the proposed structures is shown. The property was zoned R-2 (General Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-6 (Multi-Family Residential Neighborhood) zoning district and will be developed under the new Knoxville Zoning Code standards.

The street improvements include the following: a) Improvements and realignment (including right-of-way dedication) of Burge Dr. between S Bell St. and Harriet Tubman St., b) Improvements to S Bell St from McCalla Ave. to the southern terminus at Road A, c) Dedication of right-of-way for a new boulevard street connection (Road A) between S Bell St. and Harriet Tubman St., d) Dedication of right-of-way for a new boulevard street (Road B) from Road A south into the development, and e) Dedication of right-of-way for a new boulevard street connection west of S Bell St. connecting to Georgia St. across First Creek. The proposed subdivision will also require street closure for portions of S. Bell St.

Action: Approved **Meeting Date:** 1/9/2020

Details of Action:

Summary of Action: APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 12 conditions:

Date of Approval: 1/9/2020 **Date of Denial:** **Postponements:** 12/12/2019

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:**