

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SA-22-C Related File Number: 2-B-22-UR
Application Filed: 12/13/2021 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Fountain City Rd., northeast side of Sterchi Village Blvd.
Other Parcel Info.:
Tax ID Number: 57 12515 Jurisdiction: County
Size of Tract: 18.86 acres
Accessibility: Access is via Fountain City Rd., a minor arterial street with 19' of pavement width within 50-60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences -- PR (Planned Residential)
South: Greenway, Residences -- PR (Planned Residential)
East: Residence, Vacant land, Church, Public park -- A (Agricultural), PR (Planned Residential), OS (Open Space)
West: Greenway, Residences -- PR (Planned Residential)
Proposed Use: Density: 1.8 du/ac
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6585 Fountain City 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: Sterchi Village

No. of Lots Proposed: 33 No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL
1. Increase intersection approach grade for Road "A" at Fountain City Rd. from 1% to 1.5%
2. Increase intersection approach grade for Road "B" at Road "A" from 1% to 2%

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 Concept Plan subject to 11 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. Providing the easement for the existing greenway as shown on the development plan, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. Providing a shared driveway connection to Fountain City Road for Lots 31-33. The location of the shared driveway shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
5. Certifying that the required sight distance is available at the shared driveway for Lots 31-33 along Fountain City Road, and providing sight distance easements if the line of sight is not entirely within the public right-of-way. The sight distance certification documentation shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
6. Providing the 25-foot common area strip along the Fountain City Road frontage, south of Road 'A', as shown on the Concept Plan.
7. Meeting all applicable requirements of Knox County Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Providing a drainage easement through the development for the stormwater from the existing cross drain under Fountain City Road, north of Durham Park Lane, as required by Knox County Engineering and Public Works during the design plan phase.
10. 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.
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, drainage system, and any recreational amenities.

Comments: This proposal is a revision to a previously approved Concept Plan for this site (11-SE-20-C / 11-J-20-UR), which included 43 lots. The new plan has 33 lots and moves the Fountain City Road access point to the north to line up with Durham Park Lane. The property is zoned PR (Planned Residential) up to 5 du/ac and the proposed density is 1.8 du/ac. A large portion of this site is within KUB and TVA overhead powerline easements on the south side of the site. The Sterchi Greenway is located on this site, within the powerline easements.

Sidewalks are proposed along the Fountain City Road frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the sidewalks will be determined during the design plan phase.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action: Approve the Concept Plan subject to 11 conditions.

Date of Approval: 2/10/2022

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: