

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SB-22-C Related File Number: 2-D-22-UR
Application Filed: 12/23/2021 Date of Revision:
Applicant: PRIMOS LAND COMPANY, LLC JOSH SANDERSON

PROPERTY INFORMATION

General Location: West side of Tazewell Pike, south of Campbell's Point Rd.
Other Parcel Info.:
Tax ID Number: 13 127 & 11501 Jurisdiction: County
Size of Tract: 71.58 acres
Accessibility: Access is via Tazewell Pike, is a minor arterial with 20 ft of pavement width within 40 ft of right-of-way.
right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Rural residential, single family residential, and vacant land -- A (Agricultural), RA (Low Density Residential), and PR (Planned Residential)
South: Rural residential, single family residential, and vacant land -- A (Agricultural) and RA (Low Density Residential)
East: Rural residential, single family residential, and vacant land -- A (Agricultural)
West: Vacant land -- A (Agricultural)
Proposed Use: Density: 1.99 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8107 & 0 Tazewell Pk
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: Tazewell Pike Development

No. of Lots Proposed: 143 No. of Lots Approved:

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL
1) Reduce the horizontal curve radius from 250 ft to 200 ft on Road 'B' from STA 3+58 to 6+17.8
2) Reduce the horizontal curve radius from 250 ft to 200 ft on Road 'B' from STA 8+54.8 to 11+38.3
3) Increasing the maximum grade of a private right-of-way from 12 to 15 percent on Road 'D'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- 1) Increase the maximum intersection grade from 1 to 3 percent on Road 'A' at the Road 'B' intersection approach.
- 2) Increase the maximum intersection grade from 1 to 2 percent on Road 'A' at the Tazewell Pike intersection approach.
- 3) Increase the maximum intersection grade from 1 to 2 percent on Road 'C' at the Road 'A' intersection approach.
- 4) Increase the maximum intersection grade from 1 to 2 percent on Road 'C' at the Road 'B' intersection approach.

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 alternative design standards 1-3 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 16 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to certification of the first phase of this subdivision, verifying the acreage of the PR (Planned Residential) zoning for the entire subdivision. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 2 du/ac zoning.
4. Implementation of the street and intersection improvements and recommendations outlined in the Transportation Impact Study prepared by Cannon and Cannon (December 22, 2021), and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff (see Exhibit A). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
5. [Corrected] Providing a minimum 200-ft sight distance easement on Lots 29, 121, & 122. The driveways on these lots must have a depth of 20-ft past the sight distance easement.
6. Restricting access for Lot 28 to Road "A" and Lots 45 & 46 to Road "B".
7. Providing a road stub-out to the property to the north as an extension of Road "A", per Section 3.04.C.2.b. of the Subdivision Regulations.
8. Providing a note on the final plat that the private right-of-way (Road "D" and Road "E") are not public streets and will not be maintained by Knox County.
9. Providing a note on the final plat that the private right-of-way shall function as a utility easement.
10. Meeting the roadway construction standards of the Knox County Engineering and Public Works for the Road 'D' and Road 'E'.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.
13. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

14. [Corrected] Providing a note on the final plat that all lots will have access to internal streets except lots 134 & 143.
15. 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.
16. 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, amenities, private roads, and drainage system.

Comments:

This proposal is a 143-lot subdivision on approximately 71.58 acres at a density of 1.99 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in May 2021 (4-H-21-RZ). There are two access points to the site from Tazewell Pike. The northern access is a private right-of-way for 4 large lots. The southern access is the primary entrance to the subdivision and requires the installation of a left turn lane on Tazewell Pike. Lots 134 & 143 will have direct access to Tazewell Pike, and all other lots will have access to the internal public and private streets.

Sidewalks are proposed along the Tazewell Pike frontage and on Road "A," between Tazewell Pike and Road "C," per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the sidewalks will be determined during the design plan phase.

Staff is recommending that the Road "A" right-of-way be extended on the north side of Road "B" to provide a stub-out to the property to the north (condition # 7). The Subdivision Regulations state that "an interconnected street system is an important component of sound neighborhood development" and "the proposed street system of a subdivision may be required to include street stub-outs for the logical extension of the street system into the surrounding area (Section 3.04.C -- Street Connectivity). This section also lists several benefits of an interconnected system, such as providing adequate access for emergency and service vehicles, promoting walking and biking, and improving livability in communities by providing parallel routes and alternative route choices.

Action: Approved as Modified **Meeting Date:** 2/10/2022

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to certification of the first phase of this subdivision, verifying the acreage of the PR (Planned Residential) zoning for the entire subdivision. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 2 du/ac zoning.
4. Implementation of the street and intersection improvements and recommendations outlined in the Transportation Impact Study prepared by Cannon and Cannon (December 22, 2021), and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff (see Exhibit A). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
5. Providing a minimum 200-ft sight distance easement on Lots 29, 121, & 122. The driveways on these lots must have a depth of 20-ft past the sight distance easement.
6. Restricting access for Lot 28 to Road "A" and Lots 45 & 46 to Road "B".
7. [MODIFIED 2/10/2022] Providing 2 to 3 contiguous lots on the final plat as reserved for future right-of-way for access to the property to the north (parcel 013 01003) per Section 3.04.C.2.B. of the Subdivision Regulations. If a concept plan is not approved for the subject property or the adjacent property to the north utilizing this right-of-way within five (5) years of this approval, the reservation shall expire and the lots able to be built upon. This condition shall be included on the final plat.
8. Providing a note on the final plat that the private right-of-way (Road "D" and Road "E") are not public streets and will not be maintained by Knox County.
9. Providing a note on the final plat that the private right-of-way shall function as a utility easement.
10. Meeting the roadway construction standards of the Knox County Engineering and Public Works for the Road 'D' and Road 'E'.
11. Meeting all applicable requirements of the Tennessee Department of Transportation.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.
13. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
14. Providing a note on the final plat that all lots will have access to internal streets except lots 134 & 143.
15. 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.
16. 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, amenities, private roads, and drainage system.

Summary of Action:

Approve alternative design standards 1-3 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works and because the

site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 16 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: