

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

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Morning Ridge

No. of Lots Proposed: 57 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

- 1) Reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300 ft to 150 ft.
- 2) Reduction of vertical curve K value from 25 to 15 on Road "A" at VPI STA 0+38.48.
- 3) Reduction of vertical curve K value from 25 to 20 on Road "A" at VPI STA 1+51.40.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 0+94.63 to STA 2+56.26.
- 2) Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 7+21.91 to STA 8+88.58.

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING APPROVAL

- 1) Reduce the minimum right-of-way width on Road "A" beginning STA 5+81.11 and Road "B" beginning STA 0+00.00 from 50 ft to 40 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Approve the requested variance to reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150' based on the following evidence of hardship.

- a. Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.
- b. The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48 based on the following evidence of hardship.

- a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.
- b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40 based on the following evidence of hardship.

- a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road

profile indicated the need for a K value of 20.

- b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

Approve the concept plan, subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Providing a sight distance easement across the lots on the inside of Road 'B' horizontal curves per the requirements of Knox County Engineering and Public Works during the design plan phase. The driveways on these lots must be located outside of 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 it cannot be located outside of the sight distance easement.
3. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meet all applicable requirements of the Knox County Ordinance.
5. Meeting all applicable requirements of the Knox County Engineering and Public Works.
6. 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, and/or stormwater drainage systems.
7. Providing a note on the final plat that all lots will have access to internal streets.
8. Providing a privacy fence along the rear lot lines at the east and west external development boundaries, and south of the community pool, as shown on the Concept Plan.

Comments:

This proposal is for a revised 57-lot residential subdivision on this 19.61-acre property on Ball Rd, a major collector street. The property is zoned PR (Planned Residential) up to 3 du/ac. The proposed density is 2.91 du/ac. A concept and development plan were previously approved for this property in 2022 (3-SD-22-C/3-F-22-UR). Since the number of units and dwelling type will not be changing, only a concept plan is required.

This proposal has removed the dedication of right-of-way on Bakertown Rd, as it is no longer required, and the sidewalk no longer extends along the road frontage of Bakertown Rd. The boulevard entrance has been realigned based on topography constraints and the roundabout and recreation field in the previous approval have been removed. A pool area with parking and restrooms has been added and some lots have been reconfigured to move the detention to one location on the property.

The applicant has requested a boulevard entrance. The use of the designation of 'Boulevard' as a street name is subject to the approval of the Planning Commission (Subdivision Regulations 3.04.K.1). The development has an internal sidewalk system. An 8-ft tall privacy fence will be required along the west and east property boundaries and along the pool area. A peripheral setback reduction from 35 ft to 25 ft was previously approved along the west and east boundaries.

The rear of the property is within the HP (Hillside Protection Overlay) zone. The proposal is for 1.32 acres to be disturbed, which is within the disturbance budget of 2.6 acres. The line of disturbance is also clearly marked on the plan. This is to be verified during the design plan phase and delineated with high-visibility fencing before grading permits are issued for the site.

The applicant has 3 variance requests. The variance reductions to the vertical curve K values will allow Knox County to install sidewalks along Ball Rd in the future. The reduction to the minimum intersection separation is necessary because the property is less than 300 ft, the minimum intersection separation distance allowed, from Bakertown Rd. Positioning the road in the proposed location minimizes the impact to the neighboring properties and provides optimal geometry for the road. Planning recommends approval of the requested variances as they meet the criteria in the Subdivision Regulations and are supported by the Knox County Department of Engineering and Public Works.

The applicant has also requested a number of alternative design standards requiring Planning Commission approval. These are requested due to the topography of the property and its limited width.

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

Details of Action: Approve the requested variance to reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150' based on the following evidence of hardship.
a. Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd

intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.

b. The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).

c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48 based on the following evidence of hardship.

a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.

b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).

c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40 based on the following evidence of hardship.

a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 20.

b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).

c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

Approve the concept plan, subject to 8 conditions, and the additional condition that the applicant install a type 'B' landscape screening buffer along the western boundary of the parcel. The applicant must submit a landscape plan to staff for review.

Summary of Action:

Approve the requested variance to reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150' based on the following evidence of hardship.

A. Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.

B. The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).

C. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

D. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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A. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.

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of the physical attributes of the property.

D. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40 based on the following evidence of hardship.

A. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 20.

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D. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

Approve the concept plan, subject to 8 conditions, and the additional condition that the applicant install a type 'B' landscape screening buffer along the western boundary of the parcel. The applicant must submit a landscape plan to staff for review.

Date of Approval: 2/8/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: