

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SC-22-C Related File Number: 2-E-22-UR
Application Filed: 12/28/2021 Date of Revision:
Applicant: EAGLE BEND, LLC

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr., north of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 062 Jurisdiction: County
Size of Tract: 11.4 acres
Accessibility: Access is via S. Northshore Drive, a minor arterial with 19-ft of pavement width within a 68-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two houses with a barn
Surrounding Land Use: North: Single family residential -- A (Agricultural), PR (Planned Residential)
South: Single family residential, agricultural, and self-storage -- A (Agricultural), PR (Planned Residential), CN (Neighborhood Commercial)
East: Single family residential and rural residential -- PR (Planned Residential), A (Agricultural)
West: Single family residential -- PR (Planned Residential), A (Agricultural)
Proposed Use: Density: 5 du/ac
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 12320 S. Northshore Dr.
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: Loy Farms

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

Variations Requested: VARIANCES [CORRECTED 2/7/2022]

- 1) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'A' at STA 11+15 [Applicant request: K=18.8]
- 2) Reduce the minimum vertical curve K value from K=15 to K=6.3 on Road 'B' at STA 25+50
- 3) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'B' at STA 26+80 [Applicant request: K=14.3]

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum private right-of-way width from 50 ft to 40 ft for Road 'A' and Road 'B'
- 2) Reduce the minimum pavement width for a private right-of-way from 26 ft to 24 ft for Road 'A' and Road 'B'
- 3) Increasing the maximum grade of a private right-of-way from 12 to 15 percent on Road 'D'
- 4) Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road 'A' from STA 15+44.19 to 18+43.22

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- 1) Increase the maximum intersection grade from 1 to 2 percent on Road 'B' at the Road 'A' 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 variance 1 & 3 as recommended by staff and alternative design standards 1-4 based on 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. [Modified 2/7/2022]

Deny variance 2 based on the recommendations of the Knox County Department of Engineering and Public Works. [Added 2/7/2022]

Approve the Concept Plan subject to 14 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 plat for 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 5 du/ac zoning. If the acreage of the subdivision is less than the 11.40 acres stated on the plan, then lots must be eliminated to come into compliance with the PR zoning.
4. Revising the sidewalk width along the S. Northshore Drive to have a consistent width as the greenway to the southwest. The design details for the sidewalk (greenway) will be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
5. Providing the 25-foot common area strip along the S. Northshore Drive frontage, as shown on the Concept Plan.
6. Providing a minimum 200-ft sight distance easement on the final plat on the inside of Curve 2 for Road 'A'. Any driveway that is within the sight distance easement must have a depth of 20 ft beyond the sight distance easement.
7. Providing a note on the final plat that the private right-of-way are not public streets and will not be maintained by Knox County.
8. Providing a minimum 25 ft of road frontage for each lot.
9. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a

registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. Any lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.

10. Providing a note on the final plat that the private right-of-way shall function as a utility easement.

11. Meeting all applicable requirements of the Knox County Zoning Ordinance.

12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

13. 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.

14. 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:

UPDATES (2/7/2022)

Variance requests 1 & 3 have been updated to reflect the recommendations of Knox County Engineering and Public Works. The variance requested by the applicant is provided at the end of those variances. Variance #1 is to reduce the sag vertical curve at the Road 'A' intersection approach to S. Northshore Drive. If S. Northshore Drive was classified as a local road, the minimum requirement for the vertical curve would be K=15. However, S. Northshore Drive is a minor arterial so the minimum requirement is K=25.

Staff is now recommending denial of variance 2. This is a sag vertical curve that results in an abrupt road grade change at the Road 'B' and Road 'A' intersection.

This proposal is a 57-lot subdivision on approximately 11.4 acres at a density of 5 du/ac. The subdivision includes 50 attached and 7 detached houses. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in November 2020 (10-M-20-RZ). The internal roads will be private and the applicant has requested the private right-of-way be reduced from 50 ft to 40 ft, and the pavement width reduced from 26 ft to 24 ft.

A sidewalk is proposed along the S. Northshore Drive 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 per condition # 4.

Action:

Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action:

Approve variance 1 & 3 as recommended by staff and alternative design standards 1-4 based on 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. [Modified 2/7/2022]

Deny variance 2 based on the recommendations of the Knox County Department of Engineering and Public Works. [Added 2/7/2022]

Approve the Concept Plan subject to 14 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:

