

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-SA-18-C **Related File Number:** 3-B-18-UR
Application Filed: 1/22/2018 **Date of Revision:**
Applicant: HARDIN VALLEY LAND PARTNERS

PROPERTY INFORMATION

General Location: Northwest side of Coward Mill Rd., northeast side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 103 09102 **Jurisdiction:** County
Size of Tract: 33.84 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
South: Coward Mill Rd. and Pellissippi Parkway, Caris Healthcare, utilities - BP (Business & Technology Park) / TO (Technology Overlay)
East: Residences and vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
West: Pellissippi Parkway and Faith Promise Church - BP (Business & Technology Park) / TO (Technology Overlay)
Proposed Use: Detached Residential Subdivision **Density:** 3.49 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Coward Mill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) TO (Technology Overlay)
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: Coward Mill Subdivision

No. of Lots Proposed: 118 No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve variance on Road B at STA 11+85.33, from 250' to 200'.
2. Horizontal curve variance on Road B at STA 17+97.55, from 250' to 200'.
3. Horizontal curve variance on Road B at STA 21+57.94, from 250' to 200'.
4. Horizontal curve variance on Road B at STA 24+42.08, from 250' to 200'.
5. Vertical curve variances on Road C at STA 3+62.98 and STA 4+22.73 at the intersection with Road B from K=25 to K=15.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances 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 Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. After obtaining design plan approval for the subdivision, any final plat for the subdivision that would include the Road A connection to the Cherahala Boulevard Extension and Lots 1-7 and 114-118 must wait until Knox County has: a) acquired the required right-of-way and any construction and slope easements for the road project; and b) determined the final alignment for the Cherahala Boulevard Extension and Road A intersection.
5. In order to reduce the traffic impact from this project on the Coward Mill Road intersection with Pellissippi Parkway, building permits for the subdivision will be limited to a maximum of 35 permits until 180 days out from Knox County's projected completion date for the Cherahala Boulevard Extension and the proposed Road A street connection to the new collector street.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers.
7. Identify any required stream and wetland buffers on the final plat.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Including sight distance easements with restrictions across lots 48-49 and 57-58 for the curves in Road B on the final plat.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 33.84 acre tract into 118 detached residential lots at a density of 3.49 du/ac. This property is located on the northwest side of Coward Mill Rd. and the northeast side of Pellissippi Parkway. The initial access for the subdivision will be off of Coward Mill Rd. When Knox County completes construction of the Cherahala Boulevard Extension project, the primary access will be out to the new collector street.

Sidewalks are being provided on one side of all internal streets and will connect to the sidewalks that will be installed as part of the Cherahala Boulevard Extension project. In addition to providing a future pedestrian connection to the commercial development down along Hardin Valley Rd., the sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

BACKGROUND INFORMATION:

REZONING : The Planning Commission had recommended denial of both the request for a sector plan amendment from TP (Technology Park) to MDR/O (Medium Density Residential/Office) and the rezoning of the property from BP (Business & Technology Park) / TO (Technology Overlay) to OB (Office, Medical and Related Services) / TO (Technology Park) on July 13, 2017. The applicant appealed the Planning Commission's decision to the Knox County Commission. The Knox County Commission on review of the appeal, referred the requests back to the Planning Commission as revised requests for a sector plan amendment to LDR (Low Density Residential) and a rezoning to PR (Planned Residential) at a density of up to 5 du/ac. The Planning Commission recommended denial of the revised requests on November 9, 2017. The Knox County Commission approved the sector plan amendment to LDR and the rezoning to PR at a density of up to 3.5 du/ac on December 18, 2017. The rezoning approval included a condition requiring the applicant to dedicate a 30' right-of-way on the east or west boundary of the property to Knox County within 4 years if requested then within 30 days of the request by the County.

CHERAHALA BOULEVARD EXTENSION PROJECT:

1. For several years, the Tennessee Department of Transportation (TDOT), Knox County Department of Engineering and Public Works (EPW), Knoxville Regional Transportation Planning Organization (TPO) and the Metropolitan Planning Commission (MPC) staff have been working on plans to improve traffic flow through the Pellissippi Parkway corridor. These plans include establishing parallel roads to Pellissippi Parkway to allow for alternative connections to east/west road network. (See attached letter from Dwight Van de Vate, Senior Director for EPW.)
2. The parallel road on the east side of Pellissippi Parkway includes the Cherahala Boulevard Extension project. In 2009, Knox County hired Wilbur Smith Associates to develop detailed engineering drawings for the road extension from the northern end of Cherahala Boulevard north to Coward Mill Rd. and extending north through the property in question to Horseshoe Bend Ln. During the rezoning review for this site, the applicant was made aware of these plans and the potential impact on the property.
3. Due to budget restrictions, changes in priority projects, and the elimination of TDOT's Orange Route project that would have crossed Pellissippi Parkway just north of this site, the Cherahala Boulevard Extension project was set aside. During the rezoning review for this site, the applicant and property owner mentioned that Knox County and the Development Corporation were not interested in doing the Cherahala Boulevard Extension project. In response to these comments and the major increase in development activity in the Pellissippi Parkway and Hardin Valley Rd. corridors, EPW, TPO, MPC and TDOT staff have met several times to reevaluate proposed road improvements within the Pellissippi Parkway corridor.
4. As a result of these meetings, EPW staff has placed the Cherahala Boulevard Extension project on the Capital Improvements Program (CIP) for design funding in FY 2018-2019. They have also hired a consultant to evaluate three routes for the road extension project. The consultants work is expected to be completed in the next 30 days. *The Knox County EPW staff is requesting that the Planning Commission postpone this application to allow time for the preliminary design work to be completed.*
5. As a result of the interagency meetings, TDOT has been reevaluating the timing of their improvements to Pellissippi Parkway to move forward on making the road an access controlled roadway. These improvements will include the removal or alteration to a number of existing median cuts. *The TDOT staff has also requested that the concept plan and use on review applications be postponed to allow additional time for TDOT and the County to plan for future state and local roadway improvements.* (See attached email from Cameron Parker, Transportation Project Specialist for TDOT.)
6. To address the proposed road projects of both Knox County and TDOT, staff had requested revisions to the Traffic Impact Study submitted for the Coward Mill Subdivision. The revised Study was just submitted to staff on February 27, 2018.

Action: Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action:

APPROVE variances 1-5 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions

Date of Approval: 4/12/2018

Date of Denial:

Postponements: 3/8/18

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: