

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SB-22-C Related File Number: 3-C-22-UR
Application Filed: 1/17/2022 Date of Revision:
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: South of E. Emory Road, near the intersection of Tazewell Pike and Findhorn Boulevard
Other Parcel Info.:
Tax ID Number: 21 066 (PART OF) Jurisdiction: County
Size of Tract: 22.5 acres
Accessibility: Access is via E. Emory Road, a major arterial with 20 ft of pavement width within 40-60 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Rural residential, single family residential, vacant land -- CA (General Business) & PR (Planned Residential)
South: Agriculture/forestry/vacant -- A (Agricultural)
East: Single family residential, agriculture/forestry/vacant, rural residential -- A (Agricultural)
West: Church -- CA (General Business)
Proposed Use: Density: 3.11 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 E. Emory 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: Irwin Acres

No. of Lots Proposed: 70 No. of Lots Approved: 0

Variations Requested: VARIANCES

- 1) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'A' at STA 11+30
- 2) Reduce the minimum vertical curve K value from K=25 to K=23.1 on Road 'A' at STA 17+00
- 3) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'A' at STA 22+00
- 4) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'B' at STA 26+72
- 5) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'B' at STA 36+65

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'A' at STA 17+90.82

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- 1) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'A' at E. Emory Road
- 2) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'B' at Road 'A'
- 3) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'C' at Road 'B'

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 variances 1-5 and the alternative design standard 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 12 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. Meeting the requirements of TDOT for the eastbound deceleration lane on E. Emory Road.
4. Providing a minimum 200-ft sight distance easement on Lot 30. The driveway on this lot must be located outside of the sight distance easement and shown on the plat, or the driveway must have a depth of 20-ft beyond the sight distance easement if it cannot be located outside of the sight distance easement.
5. Providing the 25-ft common area along the E. Emory Road frontage where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
6. Providing a note on the plat that the lots identified by Knox County Engineering and Public Works during the design plan phase must have a minimum finished floor elevation one-foot above the 500-year floodplain.
7. Identify the purpose of the remnant land on the south side of Beaver Creek on the final plat.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Providing a note on the final plat that all lots will have access to internal streets.
11. 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.
12. 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, and drainage system.

Comments:

This proposal is for a 70-lot detached residential subdivision on 22.5 acres at a density of 3.11 du/ac. Access to the site is just east of the Clear Springs Baptist church driveway. TDOT is requiring an eastbound deceleration lane on E. Emory Road at the entrance road. A 25 ft wide common area is provided along the E. Emory Road frontage, east of Road 'A', to meet the double frontage lot standards in the Subdivision Regulations. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in February 2022 (1-E-22-RZ).

AMENITIES

There are approximately 5.6 acres of common area/undeveloped land, but no specific amenities are proposed. The largest undeveloped area is on the south side of Beaver Creek but the purpose of this area is not identified on the plan. There is a 50 ft access to the south side of Beaver Creek but the stream restricts most means of access. If there is a proposal to develop the south side of the stream in the future, a new Use on Review application will be required and a Transportation Impact Study (TIS) may be required because the current proposal is just under the threshold to require a TIS.

CONNECTIVITY

There are no proposed road stub-outs to adjacent properties because no possible connections were identified to adjacent properties large enough for significant development. If a road crossing of Beaver Creek is proposed in the future, a connection to adjacent properties may be feasible.

SIDEWALKS

The Knox County sidewalk ordinance requires a sidewalk along the E. Emory Road frontage because the development is within a parental responsibility zone and within a ¼ mile of commercial facilities that would generate pedestrian traffic. The sidewalk segment east of the Road 'A' intersection may be shifted to the west to make a pedestrian connection to the Tazewell Pike intersection. The details of the sidewalk installation will be determined during the design plan phase.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The applicant's engineer listed the requested deviations from the Subdivision Regulations on the Variances/Alternative Design Standards Request form (attached), as well as the stated hardships for the requests. The Knox County Engineering and Public Works department agrees with the requested variances and alternative design standards. The alternative design standard requested for the various intersection grades will be reviewed in more detail during the design plan phase to ensure ADA standards are met where there are crosswalks.

Action: Approved **Meeting Date:** 3/10/2022

Details of Action:

Summary of Action: Approve variances 1-5 and the alternative design standard 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 12 conditions.

Date of Approval: 3/10/2022 **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:**