

# CASE SUMMARY

APPLICATION TYPE: *SUBDIVISION*

CONCEPT PLAN



File Number: 3-SC-22-C                      Related File Number: 3-D-22-UR  
Application Filed: 1/24/2022                      Date of Revision:  
Applicant: ERIC MOSELEY / S & E PROPERTIES, LLC

## **PROPERTY INFORMATION**

**General Location:** Northwest side of Babelay Road, east side of Harris Road, west side of Link Road  
**Other Parcel Info.:**  
**Tax ID Number:** 50 174, 178, & 171                      **Jurisdiction:** County  
**Size of Tract:** 106 acres  
**Accessibility:** Access is via Babelay Road, a minor collector with 18 ft of pavement width within a 40 - 45 ft right-of-way width, and Harris Road, a minor arterial with 17-19 ft of pavement width within 40 ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Agricultural/forestry/vacant and single family residential -- A (Agricultural)  
South: Agricultural/forestry/vacant, rural residential, and single family residential -- A (Agricultural)  
East: Agricultural/forestry/vacant and single family residential -- A (Agricultural) & PR (Planned Residential)  
West: Agricultural/forestry/vacant, rural residential, and single family residential -- A (Agricultural)  
**Proposed Use:**                      **Density:** 2.48 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 0 & 6513 Babelay 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: Babelay Subdivision

No. of Lots Proposed: 262      No. of Lots Approved: 0

Variances Requested: 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 'C' from STA 29+59.45 to 30+52.45  
2) Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'E' from STA 3+00.95 to 3+75.02

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1) Increase the maximum road grade approach to an intersection from 1 percent to 2 percent for the Road 'A' intersection with Babelay Road  
2) Increase the maximum road grade approach to an intersection from 1 percent to 2 percent for the Road 'E' intersection with Road 'C'

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 1-2 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 13 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. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan phase.
4. Providing the sidewalk and/or pedestrian trail system (pedestrian system) that connects the Babelay Road and Harris Road access points as required by the Knox County Sidewalk Ordinance. Access to the pedestrian system shall be accommodated for all lots within the subdivision utilizing the minimal amount of on-street access as possible on the following road segments; the full length of Road 'F', Road 'C' from the Road 'A' intersection to Road 'E' & Road 'F' intersection, and the full length of Road 'A'. This access can be accommodated via a combination of sidewalks and additional connections to the proposed walking trail, or entirely with sidewalks on the road segments referenced above. The design details and timing of the installation of the pedestrian system shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. Implementing the recommendations outlined in the Babelay Subdivision Transportation Impact Analysis prepared by Fulghum MacIndoe (Revised 2/21/2022), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit A). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
6. Providing the 25-ft common area along the Babelay Road and Link Road frontages where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
7. Providing a minimum 200-ft sight distance easement as identified on the Concept Plan. The driveway on the lots 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.
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.
13. [ADDED 3/8/2022] Harris Road shall be widened to a consistent minimum of 18 feet. In the event of right of way or utility constraints prevent these improvements, the developer shall coordinate with Knox County to install suitable operational improvements such as guardrail, signage, striping, etc., to mitigate the additional traffic volumes.

**Comments:**

Condition #13 was added 3/8/2022.

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This proposal is for a 262-lot detached residential subdivision on 105.66 acres at a density of 2.48 du/ac. Access to the site is from Babelay Road (minor collector) and Harris Road (minor arterial). The A 25 ft wide common area is provided for a portion of the Babelay Road and Link Road frontages to meet the double frontage lot standards in the Subdivision Regulations.

**AMENITIES**

A walking trail connects two proposed park and amenity areas through the large common open space in the middle of the development.

**TRANSPORTATION IMPACT STUDY (TIS)**

The conclusions and recommendations of the Babelay Subdivision TIA (Fulgham MacIndoe, 2/21/2022) are presented in Exhibit A. The study notes that turn lanes are not warranted at either of the proposed entrances and the development will not significantly impact the Harris Road intersections at Babelay Road or Washington Pike. The TIS did find that the current width of Harris Road ranges from 17-19 ft and recommends that between Babelay Road and Washington Pike the road be widened, resurfaced, striped, etc., in coordination with Knox County Engineering and Public Works (see condition #13).

**SIDEWALKS**

The Knox County sidewalk ordinance requires a sidewalk along the Harris Road frontage because the development is within a parental responsibility zone and internal to the development because the road system connects to classified streets. The developer proposes a combination of sidewalks within the right-of-way and walking trails in the common open space to make the pedestrian connection between the two subdivision entrances; however, the current proposal does not provide adequate pedestrian access to the eastern half of the subdivision. Staff is recommending a condition that additional pedestrian accommodations be provided during the design plan phase (see condition #4).

**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) and the stated hardships for the requests. The Knox County Engineering and Public Works department agree with the requested alternative design standards. The requested for increased 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 alternative design standards 1-2 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 13 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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**