

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SD-19-C **Related File Number:** 3-E-19-UR
Application Filed: 1/28/2019 **Date of Revision:**
Applicant: TURNER HOMES, INC.

PROPERTY INFORMATION

General Location: Southwest side of Thomas Ln., south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 29 053 AND 05405 - 05409 **Jurisdiction:** County
Size of Tract: 18.83 acres
Accessibility: Access is via Thomas Ln., a local access street with a 15' pavement width within a 30'-40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residences
Surrounding Land Use: North: Residences - A (Agricultural) and RA (Low Density Residential)
South: Residences - RB (General Residential)
East: Residences and vacant land - A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)
West: Residences and vacant land - A (Agricultural), RB (General Residential) & PR (Planned Residential)
Proposed Use: Attached and detached residential subdivision **Density:** 4.94 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7435 Thomas Ln
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: Turner Homes, LLC - Thomas Lane

No. of Lots Proposed: 93 **No. of Lots Approved:** 93

Variances Requested: Variance requiring Planning Commission approval:
1. Reduction of the minimum street frontage from 25' to 20'.

Waivers approved by Knox County Department of Engineering and Public Works:
1. Reduction of the pavement width from 26' to 22' for Moon Lake Ln. and Roads B and C.
2. Intersection grade waivers from 1% to up to 2% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement 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. Implementation of the street and intersection improvements and recommendations outlined in the Transportation Impact Study prepared by Ajax Engineering, as last revised on February 20, 2019, and as approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
4. Implementation of improvements to Thomas Ln. The Knox County Department of Engineering and Public Works is recommending that Thomas Ln be widened to 20 feet with sidewalks being added to the southwest side of the widened roadway. A cul-de-sac turnaround area will also be added at the end of Thomas Ln. The design and construction details and timing of construction to be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
5. 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.
6. Providing design plans for over-detention of on-site drainage or working downstream to mitigate existing drainage problems, subject to approval by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
9. 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 drainage system.
10. Submitting to Planning 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 18.96 acre tract into 91 attached and 2 detached residential lots at a density of 4.94 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on September 25, 2006 (8-J-06-RZ).

The proposed attached residential units will be developed in clusters of three to six units as two story

townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units are narrow with a width of 20'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

With the combination of narrow lots with no on-street parking and only one car garages, the applicant is providing 15 small parking lots throughout the development with a total of 91 spaces for overflow parking. Sidewalks are being provided on both sides of the streets for pedestrian access to the parking lots, mail kiosk, amenity areas and external sidewalk system. With the sidewalks being located on both sides of the streets, the applicant has requested approval of a reduction of the paved roadway width from 26' to 22'. The Knox County Department of Engineering and Public Works has approved the waiver.

A Transportation Impact Study prepared by Ajax Engineering, was submitted for the proposed subdivision. A condition has been added regarding the implementation of the recommended improvements at the intersection of Thomas Ln. and E. Emory Rd. subject to final approval by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff. The applicant will also be improving Thomas Ln. from a 15' pavement width to a 20' pavement width and will provide a cul-de-sac turnaround area at the southern end just past the last residence. The construction details and timing of construction will be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.

Due to down-stream drainage problems, the applicant shall provide design plans for over-detention of on-site drainage or work downstream to mitigate the existing drainage problems. These plans are subject to approval by the Knox County Department of Engineering and Public Works.

Action: Approved **Meeting Date:** 3/14/2019

Details of Action:

Summary of Action: APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of Approval: 3/14/2019 **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:**