

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SD-23-C Related File Number: 3-E-23-DP
Application Filed: 1/24/2023 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: East side of Bakertown Road, north of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 256.08 Jurisdiction: County
Size of Tract: 9.06 acres
Accessibility: Access is via Bakertown Rd, a major collector street with 16' of pavement width within 45'-70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Vacant land -- PC (Planned Commercial) k
South: Railroad ROW, Vacant land -- PR (Planned Residential)
East: Single detached dwellings (under construction) -- PR (Planned Residential)
West: Single detached dwellings -- A (Agricultural) & I (Industrial)
Proposed Use: Multi-dwelling structures Density: 7.94 du/ac
Sector Plan: Northwest County Sector Plan Designation: MU-SD (Mixed Use Special District), NWCO-9
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 BAKERTOWN 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: MU-SD (Mixed Use Special District), NWCO-9

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cardinal Landing

No. of Lots Proposed: 1 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 1+05.86 and 1+36.73
2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 2+28.68 and 2+55.09
3. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 4+08.52 and 4+32.95
4. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 5+20.65 and 5+75.13

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

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 the requested alternative design standards based on the justifications provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the concept plan subject to 9 conditions.

- Staff Recomm. (Full):**
- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
 - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 3) Connecting Road 'A' to Bailey Landing Lane in the subdivision to the east, with review and approval by Knox County Engineering and Public Works during the design plan phase.
 - 4) Installing notification of future street connection at the north end of Road 'B' as required by Section 3.04.C.2.d. of the Subdivision Regulations.
 - 5) Providing a temporary turnaround at the north end of Road 'B' if required by Knox County Engineering and Public Works during the design plan phase.
 - 6) Widening Bakertown Road to a minimum width of 20 feet from the end of the Knox County improvements on Bakertown Road to the Road 'A' intersection with the final design to be approved by Knox County Engineering and Public Works during the design plan phase.
 - 7) Installing sidewalks per Chapter 54, Article IV of the Knox County Code, and sidewalks from the multi-family development to the public sidewalk. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase.
 - 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: SUMMARY
This proposal is for the construction of public roads and a 72-unit apartment complex on this 9.07-acre property at a net density of 7.94 du/ac. The property is zoned PR (Planned Residential) 1-4 du/ac and was formerly part of a larger parcel that included the PC (Planned Commercial) parcel to the north. The subdivision has access to Bakertown Road and road connections to Lobetti Landing to the east and the commercial property to the north. Sidewalks will be provided along the entire length of the public roads and connecting the apartment complex to the public sidewalks. Landscape screening is proposed along the apartment complex's eastern boundary, and staff recommends additional landscape screening on the west side of the dog park.

This proposal is a revision to the previously approved concept plans, 6-SF-22-C and 6-SA-21-C/6-B-21-UR. These revisions are necessary because what was assumed to be a wet weather convenience through the middle of the property was determined to be a stream. Subsequently, two wetlands on the west side of the site were discovered. This has required the developer to concentrate the dwelling units into a smaller area and propose a multi-family development instead of the attached houses approved in the two previous applications.

ZONING AND DENSITY BACKGROUND

The property is zoned PR (Planned Residential) 1-4 du/ac and has a sector plan designation that allows consideration of LDR (Low Density Residential) and MDR (Medium Density Residential) uses with a maximum allowed density of 12 du/ac. The subject property is part of a larger planned residential development that includes the Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike. The remaining density from those developments is being transferred to the subject property. Refer to the case boundary for 6-B-21-UR for the area included in the density transfer.

The applicant provides a summary of the former approvals, the total acreage of the development, and the number of existing or approved dwelling units on plan sheet C-1. When the concept plan and use on review (development plan) was approved for the two existing developments on the south side of Ball Camp Pike (8-SH-05-C / 8-J-05-UR), a label on the subject property stated the unused density was to be transferred to the subject lot (see exhibit B).

PROPOSED DENSITY

The net density for the subject site is 7.94 du/ac (72 units on 9.07 acres); however, the gross density, including the two existing residential subdivisions, is 3.26 du/ac (270 units on 82.9 acres). The gross density calculation includes the number of dwelling units that were approved by the Planning Commission for the two existing developments, which is higher than the number of units or lots that have been developed.

ROAD IMPROVEMENTS AND SIDEWALKS

The development is required to widen Bakertown Road from the Road 'A' intersection to the end of the improvements associated with the realignment of Bakertown Road at the Schaad Road intersection. The internal roads will connect to the Lobetti Landing subdivision to the east and the commercially zoned property to the north. If the road through the commercial development is a private road or driveway with an access easement, a turnaround must be installed where Road 'B' connects to the commercial development because a public road cannot be terminated without an appropriate turnaround.

Sidewalks are provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' north of Road 'A'.

Action: Approved **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve the requested alternative design standards based on the justifications provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the concept plan subject to 9 conditions.

Date of Approval: 3/9/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**