

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



**File Number:** 3-SE-19-C                      **Related File Number:** 3-F-19-UR  
**Application Filed:** 1/28/2019              **Date of Revision:**  
**Applicant:** TURNER HOMES, LLC

### PROPERTY INFORMATION

**General Location:** North end of Long Shot Ln., E/S I-75  
**Other Parcel Info.:**  
**Tax ID Number:** 57 B H 08502                      **Jurisdiction:** City  
**Size of Tract:** 11.3 acres  
**Accessibility:** Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Beaver Creek and vacant land - C-6 (General Commercial Park) / F-1 (Floodway)  
South: Church - CA (General Business)  
East: Residences - R-2 (General Residential)  
West: I-75 - OS-1 (Open Space Preservation)  
**Proposed Use:** Attached residential subdivision                      **Density:** 4.87 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 7540 Long Shot Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (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: Alpine Meadows  
No. of Lots Proposed: 55      No. of Lots Approved: 0  
Variances Requested: None  
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 the concept plan subject to 9 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 Knoxville (Ord. 0-280-90).  
3. Revising the horizontal curve in Road A to meet AASHTO standards, The revised plans are to be reviewed and approved by the Knoxville Department of Engineering.  
4. Provide certification that 440' of sight distance is available in both directions along E. Beaver Creek Dr. at the Subdivision entrance as recommended in the Traffic Impact Letter submitted by Ajax Engineering.  
5. Establishing sight distance easements along Road A as required for driveway sight distance subject to review and approval by the Knoxville Department of Engineering, Approved easements and driveway locations shall be identified on the final plat.  
6. Revising the concept plan to include a sidewalk or walking trail connection along the north and west side of the subdivision as required in the original concept plan approval or provide an alternative layout that serves the residences along Road A subject to Planning staff approval.  
7. Installation of sidewalks and walking trails as identified on the revised concept plan. The sidewalks and walking trails shall meet all applicable requirements of the Knoxville Department of Engineering.  
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.  
9. 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: In 2002, Alpine Meadow was originally approved to contain 222 lots. At this time approximately 139 lots have been developed and most of those have had dwellings constructed on them. The applicant is now proposing 55 additional units on the remaining property for a total of 194 lots for a reduction of 28 lots.

A Traffic Impact Study was required to be submitted with the concept and development plan when it was reviewed in 2002. A number of needed improvements were identified in that study. All of the recommended improvements are in place. A Traffic Impact Letter was submitted with this revised concept plan. While no additional road improvements are required it was recommended that some roadside vegetation be removed in order to establish at least 440' of sight distance in both directions along E. Beaver Creek Dr.

Action: Approved      Meeting Date: 3/14/2019

Details of Action:

Summary of Action: APPROVE the concept plan subject to 9 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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**