

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



File Number: 4-SA-19-C                      Related File Number: 4-E-19-UR  
Application Filed: 2/25/2019              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

### PROPERTY INFORMATION

General Location: West side of Marietta Church Road at Ricketts Lane  
Other Parcel Info.:  
Tax ID Number: 129 123, 124                      Jurisdiction: County  
Size of Tract: 24.941 acres  
Accessibility: Access is via Marietta Church Rd., a minor collector street with a 19' pavement width within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use: North: Vacant land - A (Agricultural)  
South: Residences - A (Agricultural)  
East: Residences - A (Agricultural)  
West: Vacant land - A (Agricultural)  
Proposed Use: Detached Residential Subdivision                      Density: 2.0849 du/ac  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 1921 Marietta Church 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: Broady Glen

No. of Lots Proposed: 52                      No. of Lots Approved: 0

Variances Requested: Variances requiring Planning Commission approval:

1. Horizontal curve variance at STA 9+71.84, from 250' to 120'.
2. Horizontal curve variance at STA 12+76.31, from 250' to 120'.
3. Broken back curve tangent variance between STA 11+93.21 and STA 12+76.31, from 150' to 83.1'.
4. Reduction of the vertical curve K-value between STA 0+12.43 and STA 1+19.33, from 25 to 20.
5. Reduction of the vertical curve K-value between STA 1+34.23 and STA 2+71.70, from 25 to 20.

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waiver from 1% to up to 2.9% as identified on the concept plan

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 variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blue-line stream on the property.
  5. On the final plat, including the line of sight easement across Lots 40 and 41 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.
  6. 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, drainage system and any recreational amenities.
  7. 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 develop this 24.941 acre site with 52 detached residential lots. The subdivision will have a single access out to Marietta Church Road, a minor collector street. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2.08 du/ac on December 13, 2018 (12-D-18-RZ / 12-C-18-SP). The Knox County Commission approved the rezoning request on January 28, 2019.

The proposed development with 52 lots on 24.941 acres is calculated at a density of 2.0849 du/ac which exceeds the maximum density of 2.08 du/ac. The acreage on concept plan applications are typically preliminary and subject to more detailed surveying that is done for the Final Plat. The recommended approval is for up to 52 lots, however, this is subject to the actual surveyed acreage being enough so the density does not exceed 2.08 du/ac. The number of lots may need to be reduced if the site does not have sufficient acreage.

The steeper portions of the site that are located within the Hillside Protection area on the north side of the property are included in an open space/common area (6.88 acres). That area however will be graded due to the location of the proposed stormwater detention and open space/field area.

**Action:** Approved

**Meeting Date:** 4/11/2019

**Details of Action:**

**Summary of Action:** APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

**Date of Approval:** 4/11/2019

**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:**