

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SA-21-C Related File Number: 4-A-21-UR
Application Filed: 2/12/2021 Date of Revision:
Applicant: BARRY VAULTON / AXIOM PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side of Asheville Hwy., west of N. Molly Bright Rd.
Other Parcel Info.:
Tax ID Number: 62 166, 16601 OTHER: & 165 (PART OF) Jurisdiction: County
Size of Tract: 16.8 acres
Accessibility: Access is via Asheville Hwy, a four-lane divided with center median major arterial road, with 100ft of pavement within 185ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Commercial - CB (Business and Manufacturing)
South: Vacant land, Rural residential - A - (Agricultural)
East: - Vacant land - PR (Planned Residential)
West: Vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 2.97 du/ac
Sector Plan: East County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8014 & 0 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR(Planned Residential) pending, & OA (Office Park) pending
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: Barry Vaulton Family

No. of Lots Proposed: 50 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1) REDUCE THE MINIMUM CONNECTING VERTICAL CURVE ON ROAD 'A' AT ASHEVILLE HIGHWAY FROM K=25 TO K=15
2) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'A' AT STA 6+77 TO 9+22 FROM K=25 TO K=21.3
3) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'B' AT STA 7+20 TO 10+50 FROM K=25 TO K=17.5
4) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'B' AT STA 10+47 TO 12+02 FROM K=25 TO K=23.43

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'B' FROM 250-FT TO 200-FT AT STA 1+14 TO 5+19

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:
1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS FROM 1% TO A MAXIMUM OF 3%

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 variances 1-4, and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
4. Providing the right-of-way dedication along the Asheville Hwy frontage as required by Section 3.04.A.3. of the Subdivision Regulations.
5. Providing the required stream buffer for the blue line shown on the USGS Quad map unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.
6. Installing the curbing and asphalt road surface through the intersection radii in the road stub-out on Road 'C', west of the Road 'A' intersection.
7. Installing notification of future street connection at the west end of Road 'C' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
8. Providing all stream buffers as required by Knox County Engineering and Public Works during the design plan phase.
9. Providing documentation to Knox County Engineering and Public Works during the design plan phase that lots 15 and 16 have sufficient buildable area outside the stream buffer.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

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.

Comments:

The applicant is proposing to subdivide this 16.81-acre tract into 50 detached residential lots at a density of 2.97 du/ac. The Planning Commission recommended PR up to 5 du/ac in February 2021 and County Commission approve PR up to 4.5 du/ac (2-D-21-RZ). Access to the site is from Asheville Highway and will be right-in / right-out because there is not a median opening at this location. A road stub-out is being provided to the property to west which is also owned by the owner of the subject property.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action:

APPROVE variances 1-4, and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

Date of Approval: 4/8/2021

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: