

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SA-22-C Related File Number: 4-C-22-UR
Application Filed: 2/25/2022 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northern terminus of Long Farm Way, north of Yarnell Road
Other Parcel Info.:
Tax ID Number: 130 A A 00212 Jurisdiction: County
Size of Tract: 17.79 acres
Accessibility: Access is via N. Campbell Station Road, a minor arterial with a pavement width of 19.5 feet within a right-of-way width of 70 feet. [Additional future access will be via Leatherback Drive, as proposed in the Vining Mill Subdivision concept plan approval, 12-SC-21-C]

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The area consists primarily of agricultural and rural to low density residential uses in the A and PR zones.
Proposed Use: Density: 1.97 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Long Farm Way
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: Catatoga, Phase 3

No. of Lots Proposed: 35 **No. of Lots Approved:** 0

Variances Requested: VARIANCE:

1. Reduce the minimum tangent for broken back curves from 150 ft to 94.8 ft on Road 'E' between STA 1+40.98 and 2+35.78

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 2+77.83 and 3+53.04
2. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 5+16.81 and 5+92.02

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1. Increase the maximum intersection grade from 1 percent to 2.97 percent at the intersection of Road 'D' at Road 'B'
2. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road 'E' at Road 'D'

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 variance 1 and alternative design standards 1-2 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 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any 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. Meeting the conditions of the Concept Plan for Catatoga, Phase 1 & 2 (4-SA-21-C).
4. Providing a 200-FT sight distance easement on the final plat for Lot 139, as shown on the Concept Plan.
5. Providing a note on the final plat that all structures are to be located outside of the 50-ft buffer (building setback) for sinkholes/closed contours unless a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole/closed contour buffer (building setback) is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved by Knox County Department of Engineering and Public Works prior to approval of a plat for any proposed lots that do not have adequate building area outside of the 50-ft buffer (building setback) area. Building construction is not permitted within the sinkhole/closed contour area or any required drainage easement for the sinkhole/closed contour area.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. 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, recreational amenities, and drainage system.

Comments: This proposal is for Phase 3 of this Catatoga Subdivision with 35 lots on 17.79 acres at a density of 1.92 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in June 2021 (5-I-21-RZ). Phase 1 & 2 of the Catatoga Subdivision was approved for 120 lots in May 2021 (5-SB-21-C / 5-D-21-UR). If Phase 3 is approved as requested, the subdivision can have up to

155 lots.

The May 2021 concept plan included a transportation impact study (TIS) that allocated 35 additional lots on this parcel as Phase 3 (155 total lots). The TIS recommended installing a southbound right-turn lane and a northbound left-turn lane at the N. Campbell Station Road access. These improvements are required to be installed by this development.

In December 2021, a revised concept plan was approved for the Vining Mill Subdivision to the west to provide a road stub out to the subject site. This proposal will complete the road connection and provide both subdivisions access to the two different classified roads, Hardin Valley Road and N. Campbell Station Road (12-SC-21-C / 12-F-21-UR). A transportation impact letter (TIL) was provided with the Vining Mill concept plan that studied these two intersections and verified that the improvements required at both intersections are adequate for the new travel pattern that results from connecting the two subdivisions.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: APPROVE variance 1 and alternative design standards 1-2 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 9 conditions.

Date of Approval: 4/14/2022 **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: