

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SA-23-C **Related File Number:** 4-B-23-DP
Application Filed: 2/23/2023 **Date of Revision:**
Applicant: ZENITH HOMES / RANDY GUIGNARD

PROPERTY INFORMATION

General Location: North side of Rifle Range Drive, east of Magnum Lane
Other Parcel Info.:
Tax ID Number: 48 070 **Jurisdiction:** County
Size of Tract: 6.523 acres
Accessibility: Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 50-65-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: This is a residential area comprised of detached single family homes, multifamily homes and mobile home neighborhoods. The forested slopes of Black Oak Ridge are to the south and Hines Branch are to the north.
Proposed Use: Attached and detached residential subdivision **Density:** 4.9 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 3009 RIFLE RANGE DR
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: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Preserve at Hines Branch Creek

No. of Lots Proposed: 32 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
1. Reduce the minimum intersection separation from 400 ft to 372 ft between the centerlines of Postmaster Lane and Magnum Lane

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 requested variance based on the justification provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the Concept Plan subject to 6 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) Providing a 50 ft right-of-way connection to the adjacent property to the west to allow for a future public or private road connection (3003 Rifle Range Drive, parcel 048 07001). The location of this right-of-way connection will be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
- 4) Certifying that the required sight distance is available at the Rifle Range Drive access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. The sight distance shall be certified using design grades at the entrance before grading permits are issued for the site.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

Comments: This proposal is for a 27-lot lot subdivision, with 24 lots for attached houses and 3 lots for detached houses, including the existing house that will remain. The subject property is 6.523 acres and was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-N-22-RZ). The proposed density is 4.14 du/ac.

The Postmaster Lane access point to Rifle Range Drive is near the crest of a hill. The required 300 feet of sight distance must be certified during the design plan phase. If the access location has to be shifted to obtain sight distance, a new Concept Plan approval may be required if it results in significant changes to the subdivision layout or new variances that cannot be approved as part of a final plat.

The Postmaster Lane connection to Rifle Range Drive requires one variance to reduce the intersection separation from 400 ft to 372 ft. Staff is recommending approval of the intersection separation variance because the location of the proposed access point provides for the greatest sight distance looking to the west along Rifle Range Drive.

Staff is recommending a 50-ft right-of-way connection be provided for the property to the west (3003 Rifle Range Drive, parcel 048 07001). This right-of-way connection is provided in the northeast corner of 3003 Rifle Range Drive. Because of the crest vertical curve in Rifle Range Drive, it is beneficial to as few road and driveway connections in this area as possible.

Action: Approved with Conditions **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve requested variance based on the justification provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 4/13/2023 **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: