

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 4-SA-24-C                      **Related File Number:** 4-A-24-DP  
**Application Filed:** 2/16/2024              **Date of Revision:**  
**Applicant:** URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** East side of Bakertown Rd, north of Ball Camp Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 91 256 08                      **Jurisdiction:** County  
**Size of Tract:** 9.07 acres  
**Accessibility:** Access is via Bakertown Rd, a major collector street with 16 ft of pavement width within 45-70 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Agriculture/forestry/vacant land - PC (k) (Planned Commercial) with conditions  
South: Railroad - PR (Planned Residential) up to 4 du/ac  
East: Agriculture/forestry/vacant land, single family residential - PR (k) (Planned Residential) with conditions up to 5 du/ac  
West: Agriculture/forestry/vacant land, single family residential - A (Agricultural), I (Industrial)  
**Proposed Use:** Attached houses in the PR zone                      **Density:** 4.5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MU-SD (Mixed Use Special District)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 BAKERTOWN RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 4 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District)

**Requested Plan Category:**

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Cardinal Landing

**No. of Lots Proposed:** 41      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES  
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the pavement width from 26 ft to 22 ft on a private right-of-way for Roads C and D
2. Reduce the minimum street frontage from 25 ft to 20 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Reduce the private right-of-way width from 50 ft to 40 ft on Roads C and D

**S/D Name Change:**

### ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Abbr.):** Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of 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. 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, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including the stream buffer requirement. Any shifting of units, as determined during the design phase, shall be reviewed and approved by Planning staff.
5. Meeting AASHTO standards for turnarounds.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:** This proposal is a revision to previously approved concept plans, Planning Cases 3-SD-23-C/3-E-23-DP, 6-SF-22-C and 6-SA-21-C/6-B-21-UR. The applicant is proposing to subdivide this 9.07-acre tract into 41 attached houses on residential lots at a density of 4.51 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac. The sector plan allows consideration of LDR (Low Density Residential) and MDR (Medium Density Residential) uses with a maximum allowed density of 12 du/ac.

#### **DENSITY**

The subject property is part of a larger planned residential development that includes the Bakertown Woods and Bakertown Station subdivisions directly south of Ball Camp Pike. The remaining density from those developments is being transferred to the subject property. Refer to case 6-B-21-UR for density transfer approvals. The total density for the 3 subdivisions is 2.88 du/ac (239 units on 82.9 acres).

#### **PREVIOUSLY APPROVED**

Roads A and B are shown in hatching on this plan because they were previously approved (3-SD-23-C/3-E-23-DP) and will not change with the new concept/development plan. The subdivision has access to Bakertown Road and road connections to Lobetti Landing to the east via Road A and the commercial property to the north via Road B. Sidewalks will be provided on one side of the street for the entire length of the public roads. The development is required to widen Bakertown Road from the Road A intersection to the end of the improvements associated with the realignment of Bakertown Road at the Schaad Road intersection.

**ALTERNATIVE DESIGN STANDARDS**

All 41 lots will be on private Roads C and D. Two of the alternative design standards are for a reduction in right-of-way width from 50 ft to 40 ft (can be approved by Knox County Engineering) and pavement width from 26 ft to 22 ft (requires Planning Commission approval). These reductions are necessary because of the stream and wetlands on the property. The third alternative design standard is for a reduction in street frontage from 25 ft to 20 ft (can be approved by Knox County Engineering and Public Works). All lots with road frontage of less than 25 ft shall have a minimum front yard setback of 20 ft and provide guest parking. This plan includes 20 ft front setbacks and 21 guest parking spaces.

As shown on the concept plan, a peripheral setback reduction to 15 ft is proposed along the southern boundary affecting Lots 18-33. Landscape screening is proposed along the developments' eastern boundary adjacent to single family houses.

**Action:** Approved with Conditions **Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**Date of Approval:** 4/11/2024 **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:**