

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SB-20-C Related File Number: 4-D-20-UR
Application Filed: 2/24/2020 Date of Revision:
Applicant: SAFE HARBOR DEVELOPMENT

PROPERTY INFORMATION

General Location: West side of Sam Lee Rd., northeast of Dearing Way
Other Parcel Info.:
Tax ID Number: 103 PART OF 072 Jurisdiction: County
Size of Tract: 99.45 acres
Accessibility: Access is via Sam Lee Road, a major collector street with an 18' to 20' pavement width within a 50' right-of-way (60' required by the Major Road Plan).

GENERAL LAND USE INFORMATION

Existing Land Use: Farm and vacant land
Surrounding Land Use: North: Vacant land - A (Agricultural)
South: Residences - PR (Planned Residential), RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - PR (Planned Residential) and A (Agricultural)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 1.55 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11181 Sam Lee 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: Hayden Hill, Phase 4

No. of Lots Proposed: 154 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

None

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL;

None

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

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

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 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 (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. The Knox County Department of Engineering and Public Works is requiring the applicant to widen Sam Lee Road to a width of 20' with a binder coat along the street frontage for this phase of the subdivision. The details and timing of the road improvements shall be worked out with Knox County during the Design Plan stage of the subdivision.
5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated March 16, 2020 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
9. If applicable, identify the blueline stream that parallels Sam Lee Road and all required buffers on the final plat.

10. Placing a note on the final plat that all lots will have access only to the internal street system.
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 99.45 acre tract into 154 detached residential lots and common area (containing approximately 61.09 acres) at a density of 1.55 du/ac. This property which is zoned PR (Planned Residential) is located on the west side of Sam Lee Road, northeast of Dearing Way. The proposed subdivision will be served by public streets with access out to Sam Lee Road at the northern and southern ends of the subdivision's frontage on Sam Lee Road.

The proposed subdivision layout includes a significant amount of common area which includes 61.09 acres (61.4% of the site). The majority of the common area includes the steeper portions of the site. The preliminary grading plan is limiting the disturbance into these common areas. The largest common area is at the northern half of the property and includes approximately 47.94 acres. This site is identified as common area / future development. Due to site constraints, any future development would be limited to just a few residences.

While this site is not within the parent responsibility zone, sidewalks will be provided on one side of all streets. This will provided pedestrian access throughout the subdivision. An amenity area is being provided near the center of the subdivision adjacent to an existing pond.

A Transportation Impact Study was prepared by Ajax Engineering, dated March 16, 2020. The recommended improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. The Knox County Department of Engineering and Public Works is requiring the applicant to widen Sam Lee Road to a width of 20' with a binder coat along the street frontage for this phase of the subdivision. The details and timing of the road improvements shall be worked out with Knox County during the Design Plan stage of the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94. The majority of the subdivision will have a 35' peripheral setback.

Action: Approved **Meeting Date:** 4/9/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 11 conditions.

Date of Approval: 4/9/2020 **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:**