

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SC-21-C                      Related File Number:  
Application Filed: 2/19/2021                      Date of Revision:  
Applicant: CHRIS SHARP, PE. / URBAN ENGINEERING

## PROPERTY INFORMATION

General Location: South side of Nickle Rd., east of Flint Rd.  
Other Parcel Info.:  
Tax ID Number: 79 E B 005                      Jurisdiction: City  
Size of Tract: 9 acres  
Accessibility: Access is via Nickle Rd, a local road with 14-18ft of pavement width within 50ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Residences, vacant land -- AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)  
South: Residences -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)  
East: Agricultural land, residence -- AG (General Agricultural) and HP (Hillside Protection Overlay)  
West: Residences -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)  
Proposed Use: Detached residential subdivision                      Density: 1.96 du/ac  
Sector Plan: Northwest City                      Sector Plan Designation:  
Growth Policy Plan: N/A  
Neighborhood Context:

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

Street: 0 Nickle Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay)  
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: Nickle Road Subdivision

No. of Lots Proposed: 18                      No. of Lots Approved: 0

Variances Requested: 1) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 1-FT BETWEEN STATIONS 0+73.69 AND 0+74.65.  
2) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150-FT TO 81-FT BETWEEN STATIONS 1+25.28 AND 2+07.11.  
3) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 37-FT BETWEEN STATIONS 2+73.96 AND 3+11.61.  
4) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150-FT TO 3-FT BETWEEN STATIONS 3+73.44 AND 3+76.61.  
5) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 16-FT BETWEEN STATIONS 4+88.13 AND 5+04.80.

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 1-5 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 8 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).  
3. Establishing sight distance easements and identifying driveway locations for lots with these easements during design plan review, as required by the Knoxville Department of Engineering. The easements and driveway locations shall be shown on the final plat.  
4. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the roadway design meeting the applicable AASHTO standards and for the installation of the proposed speed humps.  
5. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and adding the disturbance limitation line on the final plat(s) for the subdivision, as shown on the Concept Plan. Adjustments to the disturbance limitation line can be reviewed and approved by Planning Commission staff provided the overall development does not exceed the maximum allowed land disturbance.  
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, required landscaping, and drainage facilities.  
7. Placing a note on the final plat that all lots will have access only to the internal street system.  
8. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for an 18-lot residential subdivision on this 9.0-acre tract at a density of 2 du/ac. The development includes 3.82 acres of common area, most of which is located on the south side of the property where the steepest slopes are located, and TVA and KUB powerline easements. The property is zoned RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) district. The RN-2 zone requires a minimum lot size of 5,000 sqft and the proposed lot sizes range from approximately 6,300 to 14,500 sqft.

The proposed public roads are designed to a 25 MPH speed limit with speed humps to limit vehicles to the design speed. The road design also features several curves which to help reduce vehicle speeds. The road curves will require several variances for separation (tangents) between the curves. Staff is recommending approval of these variances because they will not create a traffic hazard on a street with the proposed design speed.

The entire 9-acre property is within the HP (Hillside Protection Overlay) zone, except for .04 acres on the southern portion of the property. The maximum disturbance allowed is 6.5 acres, and this is for the grading required to install the infrastructure and the house lots, and post-construction once the properties are sold. The preliminary grading plan (Sheet C-2) has a dark dashed line that is the maximum limits of disturbance, which is an allocation of the entire 6.5 acres of allowed disturbance across the entire development. The actual disturbance required for the installation of infrastructure and grading for the lots will be approximately 5.1 acres. It is necessary to show the maximum limits of disturbance because each lot must be allocated a certain amount of land disturbance which will be shown on the final plat. This is so the entire development stays in compliance with the HP overlay standards over time.

**Action:** Approved

**Meeting Date:** 8/12/2021

**Details of Action:**

**Summary of Action:** Approve variances 1-5 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 8 conditions.

**Date of Approval:** 8/12/2021

**Date of Denial:**

**Postponements:** 4/8/2021-7/8/2021

**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:**