

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SC-24-C Related File Number: 4-C-24-DP
Application Filed: 2/23/2024 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northeast side of Fox Rd, south of Castleglen Ln
Other Parcel Info.:
Tax ID Number: 143 112 01,112 Jurisdiction: County
Size of Tract: 23.36 acres
Accessibility: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a right-of-way with varying width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant - PR (Planned Residential) up to 3 du/ac
South: Single family residential, public/quasi public land, rural residential - A (Agricultural)
East: Agriculture/forestry/vacant - A (Agricultural)
West: Rural residential, I-140 right-of-way - PR (Planned Residential) up to 3 du/ac, ROW (Right-of-Way)
Proposed Use: Density: 3.9 du/ac
Sector Plan: Southwest 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: 0 FOX RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3.5 du/ac and 4.0 du/ac
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: Fox Road Subdivision

No. of Lots Proposed: 92 **No. of Lots Approved:** 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1) Increase the maximum road grade from 12% to 14.93% between STA 7+28.64 and 9+78.68 on Road 'B'.
- 2) Increase the maximum road grade from 12% to 13.18% between STA 3+07.41 and 6+15.11 on Road 'A'.
- 3) Increase the maximum road grade from 12% to 12.15% between STA 6+41.72 and 11+97.29 on Road 'A'.
- 4) Reduce horizontal curve radius from 250' to 200' between STA 4+76.39 and 5+56.93 on Road 'A'.
- 5) Reduce horizontal curve radius from 250' to 200' between STA 9+92.20 and 10+39.84 on Road 'A'.
- 6) Reduce horizontal curve radius from 250' to 200' between STA 3+56.86 and 6+16.23 on Road 'B'.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR CITY OF KNOXVILLE ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Increase the maximum intersection grade from 1% to 1.20% at the intersection of Roads 'A' and 'B'. (County)
- 2) Increase the maximum intersection grade from 1% to 1.23% at the intersection of Roads 'B' and 'C'. (County)
- 3) Increase the maximum intersection grade from 1% to 2% at the intersection of Road 'B' and Fox Road. (City)
- 4) Reduce the right-of-way width from 50 ft to 40 ft for all roads. (County)

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 the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 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 the stream buffers on the Final Plat, shown on lots 10-12, unless documentation to Knox County Engineering and Public Works during the design plan phase that this is a wet weather conveyance.
- 4) Implementing the recommendations of the Fox Road Subdivision Transportation Impact Study (AJAX Engineering, revised November 2022) as revised and approved by Planning and Knox County Engineering and Public Works staff.
- 5) Obtaining all necessary permits from the City of Knoxville for work within the Fox Road right-of-way.
- 6) Certifying that the required sight distance is available along Fox Road in both directions at the Road 'A' intersection, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase.
- 7) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 8) The road right-of-way width shall be reviewed and approved by Knox County Engineering and Public

Works during the design plan phase as an alternative design standard, in consultation with the utility district to ensure all infrastructure can be accommodated.

9) Providing 200-ft sight distance easements through curves with a horizontal radius of less than 200 ft, as required by Knox County Engineering and Public Works during the design plan phase. Driveways must have a depth of 20 ft past the sight distance easement.

10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.

11) 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.

Comments:

This proposal is for a 92-lot detached residential subdivision on 23.6 acres at a density of 3.9 du/ac. The site has two different PR (Planned Residential) zone districts: 22.7 acres at 4 du/ac (9-D-22-RZ) and 0.9 acres at 3.5 du/ac (12-M-22-RZ). The proposed density is in conformance with both PR zone districts.

The proposed public roads have a 40-ft right-of-way and 26-ft pavement width. There is a recommended condition that the right-of-way width be further reviewed and approved by Knox County Engineering and Public Works during the design plan phase, which will allow further discussions with the utility district to ensure all agencies agree that the required infrastructure can be accommodated.

ALTERNATIVE DESIGN STANDARDS

The applicant is requesting several road design alternative design standards. The requests to increase intersection grades from 1 percent to no more than 2 percent will still allow for ADA-accessible crosswalks if sidewalks are ever installed. The 200-ft horizontal curve radii are appropriate on streets with a posted speed limit of 25 MPH. There is a condition that a 200-ft sight distance easement be provided on the inside of these curves to ensure impediments are not installed, such as large plantings. The increased road grades will allow less grading in the HP (Hillside Protection) areas.

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

Details of Action:

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

Approve the Concept Plan subject to 11 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:**