

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SC-25-C Related File Number: 4-C-25-DP
Application Filed: 2/25/2025 Date of Revision:
Applicant: KNOXVILLE HABITAT FOR HUMANITY, INC

PROPERTY INFORMATION

General Location: Southeast of the Tribute Ln terminus, south of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 166, 16601 Jurisdiction: County
Size of Tract: 16.74 acres
Accessibility: Access is via Tribute Ln, a local street with 26 ft of pavement width that will be within a 50-ft right-of-way once it is platted.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Commercial, Agriculture/forestry/vacant land, rural residential, single family residential - CB (Business and Manufacturing), A (Agricultural)
South: Rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)
East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)
West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, OA (Office Park)
Proposed Use: Attached residential subdivision Density: 4.42 du/ac
Planning Sector: East County Plan Designation: CMU (Corridor Mixed-use), SR (Suburban Residential), HP (Historic Preservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 TRIBUTE LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.5 du/ac
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: The Plains Subdivision

No. of Lots Proposed: 74 No. of Lots Approved: 0

Variances Requested: VARIANCES

1) Reduce the minimum broken back tangent length from 150 ft to 142 ft on Road "B" at STA 5+00.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1) Reduce the minimum street frontage from 25 ft to 22 ft for lots 14-18 and 45-48.

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

None.

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 requested variance to reduce the minimum broken back curve tangent on Road "B" from 150 ft to 142 ft at STA 5+00, based on the following evidence of hardship presented by the applicant.

- a. The reduced tangent length will allow the road to better follow the property's shape and topography.
- b. The topographic conditions are unique to this site and have not been created by any person who has an interest in the property.
- c. The granting of the variation will not be detrimental to public safety, health, or welfare because adequate sight distance can be maintained through the horizontal curves at both ends of the tangents.

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

Approve the concept plan subject to 7 conditions.

Staff Recomm. (Full):

- 1) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveway that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Before recording the final plat for the subdivision, establishing 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 a modification of the 2023 approval for 37 duplexes (74 dwelling units), with each duplex structure located on individual lots (10-SD-23-C/10-D-23-DP). The only change is that this request will allow each dwelling unit to be located on its own lot, which results in changing the unit type from "duplexes" to "attached houses" and increases the number of lots from 37 to 74. However, this does not change the total number of dwelling units, as each lot previously had 2 units. The road design has not changed, but it must be re-approved.

There are nine lots located around the cul-de-sacs that do not meet the minimum 25 ft of street frontage. The Subdivision Regulations allows the Planning Commission to approve a reduction of the street frontage to 20 ft if guest parking is provided per the requirement of the Planning Commission. There is sufficient on-street parking opportunities to accommodate guest parking without having to provide dedicated off-street parking.

Action: Approved with Conditions

Meeting Date: 4/10/2025

Details of Action:

Summary of Action:

Approve the requested variance to reduce the minimum broken back curve tangent on Road "B" from 150 ft to 142 ft at STA 5+00, based on the following evidence of hardship presented by the applicant.

- a. The reduced tangent length will allow the road to better follow the property's shape and topography.
- b. The topographic conditions are unique to this site and have not been created by any person who has an interest in the property.
- c. The granting of the variation will not be detrimental to public safety, health, or welfare because adequate sight distance can be maintained through the horizontal curves at both ends of the tangents.

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

Approve the concept plan subject to 7 conditions.

Date of Approval: 4/10/2025

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: