

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SI-21-C                      Related File Number: 4-H-21-UR  
Application Filed: 2/22/2021              Date of Revision:  
Applicant: M & M PARTNERS / WALLACE MCCLURE

## PROPERTY INFORMATION

General Location: South side of West Emory Rd., North terminus of Pebblepass Road, east of Oak Ridge Hwy.  
Other Parcel Info.:  
Tax ID Number: 76 031 OTHER: 090 001 (PART OF)                      Jurisdiction: County  
Size of Tract: 29.31 acres  
Accessibility: Access is via Pebblepass Rd, a local road with 26 ft of pavement width within 50-65ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Single detached dwellings - A (Agricultural)  
South: Vacant land - I (Industrial) & A (Agricultural)  
East: Mobile home park, Vacant land and residence - RB (General Residential) & A (Agricultural)  
West: Single detached dwellings - A (Agricultural) & I (Industrial)  
Proposed Use: Detached residential subdivision                      Density: 2.8 du/ac  
Sector Plan: Northeast County              Sector Plan Designation:  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 1922 W. Emory 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:** M & M Partners - Pebblepass Lane

**No. of Lots Proposed:** 82      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES:

1. REDUCE MINIMUM REVERSE CURVE TANGENT LENGTH FROM 50' TO 25' FROM STA 0+85 TO STA 1+10, ROAD "B".
2. REDUCE MINIMUM VERTICAL CURVE LENGTH FROM 150' TO 90' (K=25 to 15) AT STA 2+00, ROAD "B".

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 150' AT STA 6+50, FOR ROAD "C".
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 200' AT STA 2+00, FOR ROAD "B".

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

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 3 PERCENT.

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 1-2 and alternative design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

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 (County Ord. 91-1-102).
3. Implementing the recommendations of the Pebblepass Road Subdivision Transportation Impact Study (AJAX Engineering, April 1, 2021), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works.
4. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
5. Providing a 25-FT common area on the final plat between W. Emory Road and any double frontage lot that has an average depth less than 150-FT per Section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations.
6. Modifying the curbing on the east side of the existing Pebblepass Road cul-de-sac, at the Diamondview Way approach, to create a T-intersection. The design is to be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
7. Installing notification of future street connection at the west end of Road "B" as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
8. Providing all stream buffers as required by Knox County Engineering and Public Works during the design plan phase.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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:** This proposal is for an 82 lot residential subdivision on 29.31 acres (2.8 du/ac). Access to the site will be from Pebblepass Road which connects to Oak Ridge Highway and currently only provides access

to the Volunteer Village Mobile Home Park. A road stub-out is provided at the northern terminus of Road "B" to the 70-acre tract zone A (Agricultural) to the northeast. The applicant originally intended to make a road connection to W. Emory Road as well as Pebblepass Road, however, the it was removed because of safety concerns.

There are approximately 11.6 acres of this 29.31-acre property in the Hillside Protection (HP) area. Based on the Hillside & Ridgetop Protection Plan land disturbance guidelines, the maximum recommended land disturbance in the HP area is 7.45 acres (see the attached slope analysis). The proposed land disturbance within the HP area is 8.64 acres according to the applicant, however, the applicant's estimate for the total HP area is .47 acres more than that of Planning staff so the additional HP acreage should be subtracted from the proposed land disturbance for the purposes of this review. This results in the proposed land disturbance being 8.17 acres of the 11.6 acres in the HP area. This is .72 acres (10%) more than recommended by the Hillside and Ridgetop Protection Plan guidelines.

There are four double frontage lots along W. Emory Road that must meet the 150-FT average lot depth, provide a 25-FT common area strip between the lot and the external roadway, or obtain a variance by the Planning Commission. Lots 40 and 41 at the northern end of Road "C" have an average lot depth of 150-FT, measured to the outer edges of the lot along the W. Emory Road frontage to the closest edge of the cul-de-sac ROW. Lots 60 and 61 at the northern terminus of Road "D" are located to the side of the cul-de-sac which extends within 31-FT to the W. Emory Road ROW. Because of this, the average depths of these lots are approximately 70-FT and 108-FT. Staff is recommending that a 25-FT common area strip be located between these lots and W. Emory Road or an alternative is to shorted Road "D" so these lots are located at the end of the cul-de-sac, similar to Lot 40 & 41, and can obtain a minimum average depth of 150-FT.

The Pebblepass Road Subdivision Transportation Impact Study (AJAX Engineering, revised 4/1/2021) was prepared to address the impact of the proposed development on Oak Ridge Hwy. The study concluded that a traffic signal may be warranted at the Pebblepass Road and Oak Ridge Hwy intersection but the warrant that justifies the signal is not one that the Tennessee Department of Transportation (TDOT) will typically accept and TDOT is not recommending the installation of a traffic signal at this time. The TIS recommends conducting traffic counts again at this intersection when either the current pandemic has ended and when it is surmised that overall traffic volumes have reached a "new normal". The TIS goes on to recommend other improvements to the Oak Ridge Hwy intersection to improve safety that TDOT can implement over time if in the future it is determined that signalizing this intersection is not warranted based on normalized traffic volumes.

**Action:** Approved **Meeting Date:** 5/13/2021

**Details of Action:**

**Summary of Action:** APPROVE variances 1-2 and alternative design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

**Date of Approval:** 5/13/2021 **Date of Denial:** **Postponements:** 4/8/2021

**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:**