

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



File Number: 5-SA-19-C      Related File Number: 5-A-19-UR  
Application Filed: 2/26/2019      Date of Revision:  
Applicant: HOMESTEAD LAND HOLDINGS, LLC

### PROPERTY INFORMATION

**General Location:** North side of North Campbell Station Road, East of the intersection of Fretz Road, South of Black Road  
**Other Parcel Info.:**  
**Tax ID Number:** 130 09405      **Jurisdiction:** County  
**Size of Tract:** 11.9 acres  
**Accessibility:** Access is via Loggerhead Ln., a local street with a 26' pavement width within a 50' right-of-way that provides access to N. Campbell Station Rd., a minor arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences and vacant land - A (Agricultural)  
South: Vacant land / Town of Farragut  
East: Residences in Braxton Creek Phase 1 - PR (Planned Residential)  
West: Residences - PR (Planned Residential) & A (Agricultural)  
**Proposed Use:** Attached Residential Subdivision      **Density:** 3.27 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 1034 N Campbell Station 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: Braxton Creek

No. of Lots Proposed: 39      No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Minimum tangent length variance between compound curves from 150' to 73' at STA 3+00 on Gecko Dr.
2. Minimum tangent length variance between compound curves from 150' to 49' at STA 6+25 on Gecko Dr.
3. Minimum lot depth variance for double frontage lots for Lots 33-39, from 150' to 109'.

APPROVED WAIVERS:

1. Intersection grade waiver for Roads A & B, from 1% to up to 2.%.

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 variances 1-3 because the site's existing features and conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  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. At the Design Plan stage of the subdivision, working with the Knox County Department of Engineering and Public Works on the design of the pavement transition between Gecko Dr. which is a public street and Roads A and B that will be private streets.
  5. Meeting all applicable requirements of 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. 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. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
  8. Adding this phase of the subdivision to the property owners association that will be responsible for the maintenance of the private right-of-way for Roads A and B, the common areas, amenities and drainage system.
  9. Placing a note on the final plat that all lots will have access only to the internal street system.
  10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 11.9 acre tract into 39 attached residential lots as phase 2 of Braxton Creek Subdivision. This site was rezoned to PR (Planned Residential) at up to 4 du/ac by the Knox County Commission on April 22, 2019 (3-I-19-RZ). The Concept Plan for the first phase of the subdivision was approved by the Planning Commission on April 13, 2017 for 30 detached

residential lots on 11.88 acres at a density of 2.25 du/ac. The first phase also included a stub-out street connection near the entrance to the subdivision to this second phase site. The total development will include 69 lots on 23.78 acres for an overall density of 2.90 du/ac. Approximately 27% of the site will be in open space. Proposed Roads A and B will be private streets and will not be maintained by Knox County.

One of the variances being requested from the Subdivision Regulations is from the minimum depth required for double frontage lots. The applicant is requesting a variance to allow a reduction from 150' to 109' for the 7 lots that back up to N. Campbell Station Rd. Staff is supporting this request due to the hardship created by the previously approved location of the local street providing access to the property, the amount of right-of-way dedication required along N. Campbell Station Rd., and an existing sinkhole located on the property.

**Action:** Approved

**Meeting Date:** 5/9/2019

**Details of Action:**

**Summary of Action:** APPROVE variances 1-3 because the site's existing features and conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

**Date of Approval:** 5/9/2019

**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:**