

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SA-20-C Related File Number: 5-A-20-UR
Application Filed: 2/24/2020 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Thompson School Rd., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 20 15801 Jurisdiction: County
Size of Tract: 43.83 acres
Accessibility: Access is via Thompson School Road, a major collector 18.6 feet of pavement within 60 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezoning to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.
Proposed Use: Detached residential subdivision Density: 4.3 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7711 Thompson School 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: Thompson Meadows

No. of Lots Proposed: 189 No. of Lots Approved: 189

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of reverse curve tangent length from 50 feet to 14.22 feet, Road 'D' between curves C7 & C8.
- 2) Reduction of broken back curve tangent length from 150 feet to 144.45 feet, Road 'D' between curves C8 & C9.
- 3) Reduction of vertical curve K value from 25 to 17.8, Road 'A' (Bill Keaton Road) at STA 11+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C1.
- 2) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C2.
- 3) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C4.

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

- 1) Increase maximum intersection grade at both ends of Road 'B' from 1 percent to 3 percent.
- 2) Increase maximum intersection grade for Road 'C' at Road 'D' from 1 percent 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 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 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. Meeting all applicable requirements of Knox County Engineering and Public Works.
 - 4. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation for crossing the "possible stream" with Road 'D'.
 - 5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
 - 6. Providing a 200' sight distance easement in curves C4 (Bill Keaton Road) as identified on the Concept Plan.
 - 7. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

Comments: The proposed subdivision includes 189 lots for detached residential houses on 43.83 acres at a density of 4.3 dwelling units per acre. The subdivision will have access direct access to Thompson School Road and will connect to Bill Keaton Road in the Wheatmeadow subdivision to the north. The zoning of the property from Agricultural (A) to Planned Residential (PR) up to 5 dwelling units per acre was approved on April 27th by County Commission after being deferred in March because the County Commission was canceled.

A Traffic Impact Letter (TIL) was submitted by the applicants engineer to determine if a turn lane is warranted on Thompson School Road at either the proposed access point or at Wheatmeadow Road, the access for the Wheatmeadow subdivision, since the two subdivisions will have an internal road connection. The TIL assumed a worst-case scenario of having all the traffic from both subdivisions

using only the Wheatmeadow Road access and determined that a turn lane is not required under this scenario, therefore, a turn lane would also not be required at the new access since the traffic will be split between the two access points.

A 50-foot access easement is being provided to the property north of the new access road (Davis - parcel 021-03701). This is being provided because once the new road is installed, this property will not be able to create a new road connection to Thompson School Road without a variance to reduce the minimum 300-ft distance between intersections. The property to the south of the entry road does not require an easement to connect to the new road because its right-of-way touches the property line. In addition, the property to the south can create a road connection to Thompson School Road without a variance and it can connect to two road stub outs in the subdivision to the southeast. The concept plan was revised after the May planning commission meeting to include two additional potential road connections to the adjacent properties, the terminus of Road 'D' now stubs out the Davis property to the southwest and there is a 50' future road access at the Road 'E' cul-de-sac to the Butler property to the west.

The subdivision has four common areas that can be feasibly used by the residents for different functions. The common are located behind lots 45-47 at the Road 'E' cul-de-sac is identified as a park/playground. Staff is recommending a condition that an accessible access to this common area be provided as required by Knox County Engineering and Public Works. The mail center has been moved to both sides of the entry road, adjacent to the first house lots in the neighborhood (lots 72 & 73). Sidewalks are not proposed within the subdivision and are not required according to the County's recently adopted sidewalk policy unless otherwise required by Knox County Engineering and Public Works in accordance with Knox County Code, Chapter 54, Article IV (Sidewalk Construction Standards for New Commercial Developments and Residential Developments Greater Than 5 Lots).

Action: Approved **Meeting Date:** 6/11/2020

Details of Action:

Summary of Action: APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 6/11/2020 **Date of Denial:** **Postponements:** 5/14/2020

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: