

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Creek Valley Estates

No. of Lots Proposed: 42 **No. of Lots Approved:** 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "B" FROM 250' TO 100' AT STA 3+16.79.
2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" FROM 250' TO 100' AT STA 4+26.35.

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 alternative design standards 1-2 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 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 utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 25-FT common area on the final plat between W. Emory Road and Beaver Ridge Road for 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.
4. Providing a note on the plat that the minimum finished floor elevation is 1-foot above the 500-year floodplain. The impacted lots are to be identified during the design plan review and approved by Knox County Engineering and Public Works.
5. Identifying the sinkhole on Lots 15 & 16 and the 50-FT buffer on the final plat or providing a geotechnical report prepared by a registered engineer documenting that this depression shown on the topography map is not a sinkhole, with review and approval by Knox County Engineering and Public Works. If this is determined to be a sinkhole, any building construction 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.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. 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.
10. If applicable, 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.

Comments: This proposal is for a 42-lot residential subdivision on a site that is approximately 31.12 acres and zoned PR up to 3 du/ac. Approximately 10.88 acres are within the F (Floodway) zone and cannot be counted toward the total acreage of the site for calculating the maximum number of dwellings allowed in the development. With the F zoned area removed from the total acreage, the developable area of the site is approximately 20.21 acres and the density is 2.08 du/ac. The FEMA Floodway area is 13.20 acres and if this was used instead of the F zone area, the developable area is approximately 17.92 acres and the density is 2.34 du/ac. In both scenarios, the proposed density is consistent with the maximum density of 3 du/ac.

The applicant has requested a reduction of the peripheral setback from 35-FT to 25-FT where the 25-

FT common area is provided along the W. Emory Road and Beaver Ridge Road frontages. This will keep the adjacent lots from having two separate rear setbacks, the standard 15-FT rear setback and the peripheral setback that would have extended 10-FT beyond the 25-FT common area.

The W. Emory Road and Beaver Ridge Road intersection has been identified as requiring improvements by both Knox County Engineering and Public Works and the community in this area. Improvements to this intersection are identified in the draft Mobility Plan 2045 with a horizon funding year of 2026, however, the timing of the improvements may change and are dependent on several factors. This is currently proposed to include the installation of turn lanes and signalization. It is anticipated that the required right-of-way dedication along the W. Emory Road and Beaver Ridge Road frontages of this development will be adequate to allow the road improvements without the need to purchase additional right-of-way.

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

Details of Action:

Summary of Action: APPROVE alternative design standards 1-2 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 will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

Date of Approval: 5/13/2021 **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:**