

CASE SUMMARY

APPLICATION TYPE: *SUBDIVISION*

CONCEPT PLAN



File Number:	5-SC-22-C	Related File Number:	
Application Filed:	3/28/2022	Date of Revision:	
Applicant:	CHRIS BURKHART / ROCK POINTE DEVELOPMENT, LLC		

PROPERTY INFORMATION

General Location: North and south side of Pelham Road, east of McCalla Avenue

Other Parcel Info.:

Tax ID Number: 70 M E 001 **OTHER:** (SEE APPLICATION FOR ADDITION **Jurisdiction:** City

Size of Tract: 8.418 acres

Accessibility: Access is via Rutledge Pike, a major arterial street with four lanes and a center median; and via McCalla Avenue, a local street with 34ft of pavement width within 60ft of right-of-way; and via Pelham Road, a local street with 20ft of pavement width within 40ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, Commercial, Office, Single family residential

Surrounding Land Use:
 North: I-40 interchange -- ROW (right-of-way)
 South: Vacant land, Single family residential -- C-G-2 (General Commercial), RN-2 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)
 East: Vacant land, Single family residential -- I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)
 West: Rutledge Pike, Commercial, Open space -- C-G-1 (General Commercial), OS (Parks and Open Space), and HP (Hillside Protection Overlay)

Proposed Use: _____ **Density:** _____

Sector Plan: East City **Sector Plan Designation:**

Growth Policy Plan: N/A

Neighborhood Context:

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

Street: 325 Pelham Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial), I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)

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: Rock Pointe Crossing

No. of Lots Proposed: 3 No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the minimum intersection curb and right-of-way radii from 75ft to 25ft for the southeast corner of Rock Point Drive and McCalla Avenue.
2. Reduce the minimum intersection curb and right-of-way radii from 75ft to 25ft for the western corner of Pelham Road and Rock Point Drive.
3. Reduce the minimum intersection curb radius from 75ft to 25ft for the eastern corner of Pelham Road and Rock Point Drive.
4. Reduce the minimum intersection right-of-way radius from 75ft to 0ft for the eastern corner of Pelham Road and Rock Point Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING APPROVAL

1. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Rock Pointe Drive at McCalla Avenue.
2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Pelham Road at Rock Pointe Drive.

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 variances based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Obtaining all necessary zoning variances from the City of Knoxville Board of Zoning Appeals.
4. All new developments accessing the road will need to provide true retention assuming pre-development greenfield conditions.
5. The east terminus of the proposed road must be designed per the City of Knoxville Department of Engineering requirements.
6. The McCalla Avenue intersection must be designed per the City of Knoxville Department of Engineering requirements.
7. Obtaining any necessary approvals from the Tennessee Department of Transportation.
8. Meeting all other applicable requirements of the Knoxville Department of Engineering.
9. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for a nonresidential subdivision with 3 lots and a new road to replace a portion of Pelham Road. The new road provides improved access to the applicant's commercial and industrial property and the residential neighborhood to the southeast. A separate application is required to close Pelham Road through the subject property.

McCalla Avenue is between Rock Pointe Drive and Rutledge Pike. A short segment of McCalla Avenue north of Rock Pointe Drive connects to Rutledge Pike at a sharp angle. This proposal anticipates utilizing this portion of McCalla Avenue for northbound access to Rutledge Pike. If the northern portion of McCalla Avenue remains open with the construction of Rock Pointe Drive, access is not guaranteed

to remain in the future. If it is closed, northbound access to Rutledge Pike can be accommodated via the short access road west of the Rock Pointe Drive / McCalla Avenue intersection.

The eastern terminus of Rock Pointe Drive does not have a turnaround as would typically be required. The Subdivision Regulations require turnarounds only if two or more lots are on the same side of the street. Only one lot relies on Rock Pointe Drive for access east of the Pelham Road intersection, so a turnaround is not required. The applicant wants to extend a nonresidential driveway from the Rock Pointe Road terminus, however, the property there is zoned RN-1 (Single-Family Residential Neighborhood) and must be rezoned to a zone district that allows the business use. The property does not have to be rezoned to allow construction of the new road, but it must be rezoned before a nonresidential driveway is permitted to connect to the end of Rock Pointe Road.

SUBDIVISION REGULATION VARIANCES

In commercial and industrial zones, the minimum intersection curb and right-of-way radii are 75ft. The City of Knoxville Department of Engineering can approve a reduction of these radii to 50ft as an alternative design standard. If the proposed radii are less than 50ft, the Planning Commission must approve a variance. The purpose of the larger radii is to accommodate the turning movement of large vehicles, such as semi-trucks. Staff recommends approval of the requested radii reductions because the intersecting streets are not truck routes and the 25ft radii will discourage large vehicles from using local streets.

ZONING VARIANCES

Two existing residential driveways will be too close to the proposed Rock Pointe Drive / Pelham Road intersection. The applicant's options are: 1) shift Rock Point Drive to the north to obtain the required 50ft corner clearance requirement of Article 11.7 (Access and Driveway Design), 2) obtain permission from the property owners to move the driveways to meet the minimum corner clearance, or 3) obtain a variance from the City of Knoxville Board of Zoning Appeals to reduce the 50ft minimum corner clearance.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action:

Approve the requested variances based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 9 conditions.

Date of Approval: 5/12/2022

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: