

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sparks Meadow

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

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve length from 250 ft to 100 ft on Road 'A' between STA 12+20.99 and 13+20.99
2. Reduce the minimum tangent distance between reverse curves from 50 ft to 0 ft on Road 'A' between STA 4+89.88 and 6+63.18
3. Increase the maximum cul-de-sac grade from 10 percent to 12 percent

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50 ft to 40 ft
2. Reduce the minimum private right-of-way pavement width from 26 ft to 22 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the required wetland and stream buffers on the final plat.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This proposal is for a 39-lot detached residential subdivision on 20.54 acres, with a density of 1.9 du/ac. This property was previously approved for a 55-lot subdivision (9-SC-22-C / 9-C-22-DP). During the previous review, it was noted that there is a potential blue line stream on the property. The stream determination confirmed that it is a blue line stream and also identified wetlands on the property. The revised plan also converts the road to a private right-of-way (ROW) to allow for flexibility with the pavement and ROW widths. The proposed private ROW has a ROW width of 40 ft and 22 ft of pavement.

The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-O-22-RZ). The portion of the property being developed is long and narrow, with a single cul-de-sac road. The rear portion of the site is within the Hillside Protection area and will largely remain undisturbed.

The applicant requests a reverse curve tangent variance for the proposed chicane at the midpoint of Road 'A'. This request is supported by staff because it will help reduce travel speeds on this residential street, which would otherwise be entirely straight. There is also a variance request to reduce the vertical curve length K value from 25 to 10 where the private road crosses the blue line stream. This sag curve is supported by staff because it will not create sight distance issues, reduces disturbance around the stream and wetland, and is close to the end of the street where traffic volume is lowest and

speeds are reduced.

Action: Approved with Conditions

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 conditions.

Date of Approval: 5/11/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: