

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SD-21-C Related File Number: 5-F-21-UR
Application Filed: 3/26/2021 Date of Revision:
Applicant: ROAD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Northeast intersection of Fox Rd & George Williams Rd.
Other Parcel Info.:
Tax ID Number: 144 006 **Jurisdiction:** County
Size of Tract: 4.16 acres
Accessibility: Access is via Fox Rd, a minor collector with 24 feet of pavement width within 170 to 200 feet of right-of-way, and via George Williams Rd, a major collector with 24 feet of pavement width within 77 to 112 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The site is in an area developed with attached and detached single-family residential and rural residential uses developed in the RN-1, RN-3, RA, PR, and A zones.
Proposed Use: Detached residential subdivision **Density:** 2.93 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 648 Fox 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: Fox Garden

No. of Lots Proposed: 12 **No. of Lots Approved:** 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE PELLISSIPPI PARKWAY FRONTAGE FROM 150-FT TO 97.3-FT (AVERAGE).
- 2) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE GEORGE WILLIAMS RD FRONTAGE FROM 150-FT TO 88.8-FT (AVERAGE).
- 3) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE FOX RD FRONTAGE FROM 150-FT TO 112-FT (AVERAGE).
- 4) REDUCE THE MINIMUM INTERSECTION SPACING BETWEEN FOX GARDEN WAY AND GEORGE WILLIAMS ROAD FROM 300-FT to 208.9-FT.
- 5) REDUCE THE MINIMUM CUL-DE-SAC RIGHT-OF-WAY RADIUS FROM 50-FT TO 48-FT [Modified by Planning Commission -- original request, 40-FT ROW radius].
- 6) REDUCE THE MINIMUM CUL-DE-SAC PAVEMENT RADIUS FROM 40-FT TO 38-FT.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH FROM 50-FT TO 40-FT.

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 1-4, and the alternative design standard 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 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. Providing the location of the driveway on Lot 12 on the final plat as shown on the Concept Plan.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.

Comments: This proposal is for a 12-lot residential subdivision on 4.1 acres at a density of 2.93 du/ac. Access to the site is from Fox Road and the location requires a variance for the intersection spacing from the George Williams Road from 300-FT to 209-FT. Because of the steep slopes of the property along the Fox Road frontage, the Fox Garden Way intersection cannot be moved further away from the intersection without significantly increasing grading.

The applicant has requested a reduction of the peripheral setback from 35-FT to 25-FT and the double frontage lot depths on all frontages. Staff is recommending approval of both of these requests because of the large right-of-ways that had previously been dedicated on three sides of the development.

Action: Approved as Modified

Meeting Date: 5/13/2021

Details of Action: Planning Commission modified variance #5 from a right-of-way radius reduction of 40-FT to 48-FT and corrected the number of variances being requested from 4 to 6.

Summary of Action: APPROVE variances 1-6, and the alternative design standard 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 7 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: