

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SD-22-C Related File Number: 5-H-22-UR
Application Filed: 3/28/2022 Date of Revision:
Applicant: MP DEVELOPMENT GROUP, LLC

PROPERTY INFORMATION

General Location: Southeast side of Irwin Drive, east of Grizzly Creek Lane
Other Parcel Info.:
Tax ID Number: 57 057 Jurisdiction: County
Size of Tract: 53.97 acres
Accessibility: Access is via Irwin Drive, a local road with 20 ft of pavement width within 45-50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant/forested land
Surrounding Land Use: North: Rural residential, Single family residential -- RA (Low Density Residential)
South: Commercial, Transportation/Communication/Utilities, Vacant land -- CB (Business and Manufacturing), C-H-2 (Highway Commercial), AG (General Agricultural), HP (Hillside Protection Overlay)
East: Single family residential, Vacant land -- A (Agricultural), RA (Low Density Residential)
West: Rural residential, Single family residential -- RA (Low Density Residential), A (Agricultural)
Proposed Use: Density: .3 du/ac
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 704 Irwin Dr.
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: Parker's Forest

No. of Lots Proposed: 16 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road "A" at Irwin Drive from K=15 to K=14.
2. Allow Road "B" to be used as a T-turnaround as an alternative to a cul-de-sac on both ends of Road "B".

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private road pavement width from 26ft to 24ft.
2. Reduce the minimum private right-of-way width from 50ft to 40ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 1.3 percent at the intersection of Road "A" at Irwin Road.
2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road "A" at Road "B".

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.): Deny variance #1 based on the rationale provided in the staff comments.

Approve variance #2 and the requested alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting the relevant requirements of the utility provider.
 2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Certifying that the required 300 ft of sight distance is available in both directions at the Road 'A' access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
 4. Providing a sight distance easement on the final plat along the Irwin Drive frontage per Knox County Engineering and Public Works requirements.
 5. Providing a note on the final plat that lots 1-15 shall have access to the internal road system only.
 6. Locating the detention pond on a common area lot unless approved otherwise by Knox County Engineering and Public Works during the design plan phase.
 7. Provide a note on the final plat that the private right-of-way is not a public street and will not be maintained by Knox County.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 10. 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.
 11. Prior to certification of the final plat for the subdivision, establish a property owners association responsible for maintaining the road, common areas, amenities, and drainage system.

Comments: VARIANCE DENIAL -- Staff is recommending denial of variance #1 because the site topography does not restrict the ability to increase the vertical curve length to obtain the required K value of 15 on Road 'A' at the intersection approach to Irwin Drive. The applicant is requesting a K value of 14.

This proposal is for a 16-lot detached residential subdivision on 53.97 acres at a density of 0.3 du/ac. In April 2022, Knox County Commission approved rezoning the property from RA (Low Density Residential) to PR (Planned Residential) up to 1 du/ac (3-B-22-RZ). In 1993, a 42-lot subdivision was approved for this property (10-SG-93-C). Clearing and grading for the road system started not long after the 1993 approval, but the development was abandoned shortly thereafter.

Fifteen (15) of the lots are clustered in the northwest portion of the property, ranging from 5,000 sqft to 13,551 sqft. The 16th lot is the balance of the property, approximately 50.5 acres. The 15 clustered lots are on approximately 3.4 acres, with a net density of 4.4 du/ac (excluding the land area for Lot 16).

The internal roads are private and proposed with a 24 ft pavement width within a 40 ft right-of-way. For private roads, the Planning Commission may approve the reduced right-of-way unless recommended otherwise by Knox County Engineering and Public Works, and the reduced pavement width if an appropriate amount of guest parking is provided. Knox County Engineering and Public Works do not oppose the requested width reductions, and there are sufficient on-street parking opportunities to accommodate guest parking.

The proposed access point is near the southwest tangent of a 90-degree curve in Irwin Drive that wraps around the northwest corner of this site. To obtain the 300 ft sight distance required at the Road 'A' intersection with Irwin Drive, vegetation must be removed on the inside of this curve and a sight distance easement must be provided on the final plat to ensure that structures, fences and tall vegetation do not block visibility through the curve.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action:

Summary of Action: Deny variance #1 based on the rationale provided in the staff comments.

Approve variance #2 and the requested alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

Date of Approval: **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:**