

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SA-22-C **Related File Number:**
Application Filed: 4/22/2022 **Date of Revision:**
Applicant: LANCE WILD

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., southwest of Greenwell Rd., northeast of Fortner Ln.
Other Parcel Info.:
Tax ID Number: 37 23005 **Jurisdiction:** County
Size of Tract: 17.09 acres
Accessibility: Access is via E. Emory Road, a major arterial street with 65' of pavement width within 90' of right-of-way; and via Hoff Lane, a local street with 26' of pavement within 50' of right-of-way. Hoff Lane is proposed for a pedestrian connection only.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land (under construction)
Surrounding Land Use: North: Single family residential -- PR (Planned Residential), RA (Low Density Residential)
South: Single family residential, Rural residential -- A (Agricultural), RA (Low Density Residential)
East: Single family residential, Rural residential -- A (Agricultural), RA (Low Density Residential)
West: Single family residential -- PR (Planned Residential), A (Agricultural)
Proposed Use: **Density:** 3.5 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: 2129 E. Emory 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: Mockingbird Meadows

No. of Lots Proposed: 60 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection approach vertical curve at STA 01+11.12 (PVI) from K=25 to K=20
2. Reduce the minimum broken back tangent from 150' to 40' between STA 14+51.07 and STA 14+91.07

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 05+54.64
2. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 12+54.72
3. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 14+91.07
4. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 22+24.16

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 1.5 percent at STA 0+25.99
2. Increase the maximum intersection grade from 1 percent to 1.5 percent at STA 25+57.91

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 justifications provided by the applicant, the recommendations of the Knox County Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the concept plan subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. If any building construction is 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.
4. Providing a geotechnical study for lots 34-36 during permitting.
5. Providing a minimum 200-ft sight distance easement on Lots 48, 49, & 60. The driveways on these lots must have a depth of 20-ft past the sight distance easement if the driveway cannot be fully located outside the easement.
6. Installation of the pedestrian connection (sidewalk) between Lot 3 and 4, from the proposed road to Hoff Lane, and the sidewalk segments required by the Knox County Sidewalk Ordinance, with the timing of the sidewalk installation to be determined during the design plan phase.
7. Meeting all applicable requirements of the Tennessee Department of Transportation.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of Knox County Engineering and Public Works.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, and drainage facilities.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. 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 a revision to a previously approved Concept Plan that expired (11-SA-17-C). The

layout of the subdivision is unchanged except for the removal of three eyebrows in the 90-degree curves of the street, and the reduction of the number of lots from 64 to 60. This 60-lot residential subdivision on 17.09 acres will have a density of 3.5 du/ac. The property was zoned PR up to 4 du/ac in November 2017. The proposed variances are unchanged except for eliminating one horizontal curve reduction request and two new requests to increase the minimum intersection grade. The two intersection grade requests will meet the required ADA standards for cross slope but are greater than the 1 percent maximum required by the subdivision regulations.

The property is within the parental responsibility zone for Brickey McCloud Elementary School, so pedestrian connections are a priority. A sidewalk connection from the new internal road to the terminus of Hoff Lane was a requirement of the previous approval and is provided in this plan as well. A sidewalk will also be required per the Knox County Sidewalk Ordinance along the internal street, from E. Emory Road to the pedestrian connection to Hoff Lane. Any additional sidewalks in the subdivision will be required to be maintained by the homeowners association.

The 2017 subdivision approval also included a Use on Review application. This review is for the Concept Plan only because the general layout of the development is the same, the proposed use has not changed, and the number of lots and dwellings has decreased.

Action: Approved **Meeting Date:** 6/9/2022

Details of Action:

Summary of Action: Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the concept plan subject to 12 conditions.

Date of Approval: 6/9/2022 **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:**