

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 6-SC-18-C **Related File Number:**
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: GRASSY CREEK GENERAL PARTNERSHIP

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy., east and west side of Schaad Rd.
Other Parcel Info.:
Tax ID Number: 79 03301, 03302 AND 04902 **Jurisdiction:** County
Size of Tract: 29.78 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street at a transition between a 2 and 5 lane section within a 115' right-of-way, and Schaad Rd., a minor arterial street with 4 lanes and a center median within 112' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and vacant land - A (Agricultural) & CA (General Business)
South: Residences - A (Agricultural)
East: Residences and mixed businesses - A (Agricultural) & CA (General Business)
West: Vacant land and residence - A (Agricultural)
Proposed Use: Nonresidential Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 6717 Oak Rdige Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and CA (General Business) (k)
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: Grassy Creek

No. of Lots Proposed: 15 No. of Lots Approved: 0

Variances Requested:

1. Intersection radii variance for a reduction of both the right-of-way and edge of pavement, from 75' to 25', at the intersection of Malone Creek Rd and Schaad Rd.
2. Intersection radii variance for a reduction of both the right-of-way and edge of pavement, from 75' to 25', at the intersection of Malone Creek Rd and Kara Way.
3. Reverse curve tangent variance on Kara Way at STA 2+30.87, from 50' to 21.91'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's shape and features restrict compliance with the Subdivision Regulations and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Revising the typical road cross sections for both Malone Creek Rd & Kara Way on the concept plan to include a 2' grass strip with the 5' sidewalk at the back of the curb or provide a 7' wide sidewalk at the back of the curb.
4. Installation of all sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by CDM Smith as revised through June 11, 2018 and as approved and required by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and Tennessee Department of Transportation (TDOT). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT during the design plan stage for the subdivision.
6. Access for Lots 1-5 is subject to approval by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT. Access for Lots 2-4 shall include a permanent cross access easement to allow access out to Kara Way.
7. Access for Lots 6-15 is limited to the access driveways identified on the approved concept plan with adjustments as may be required by the Knox County Department of Engineering and Public Works.
8. Adjustments to the required right-of-way and pavement design for Malone Creek Rd. and Kara Way will be required by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Obtaining all applicable permits from the Tennessee Department of Transportation for access to Oak Ridge Hwy.
11. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and stormwater system.
13. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant has submitted a concept plan for review and approval by the Planning Commission for

this proposed commercial development located on the south side of Oak Ridge Hwy., and the east and west side of Schaad Rd. The concept plan is for the subdivision of this 29.78 acre tract into 15 commercial lots, common area, and includes two new public streets. One of the proposed streets (Malone Creek Rd.) will serve as a collector street providing a connection between Oak Ridge Hwy. and Schaad Rd. A local street connection (Kara Way) is also proposed between Oak Ridge Hwy. and the new collector street. The proposed street names identified on the concept plan will have to be changed in compliance with the Uniform Street Naming and Addressing System within Knox County.

The majority of this site was rezoned to CA (General Residential) subject to 4 conditions by Knox County Commission on June 26, 2017 (5-A-17-RZ). A use on review application (4-J-18-UR) for the conceptual master plan (condition of the rezoning approval) for the commercial development is also before the Planning Commission for consideration at this meeting.

Planning Commission staff has been working with the staff of the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering, Tennessee Department of Transportation, and the applicant and applicant's civil and traffic engineers in the review of this large and complex commercial development. While further adjustments to the required right-of-way and pavement design for Malone Creek Rd. and Kara Way will be required by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision, the proposed layout is acceptable for approval of the concept plan. The proposed street connections to Oak Ridge Hwy. are still subject to approval by TDOT through their permitting process. Any Subdivision Regulation variances that would be a result of TDOT's permit approval would have to be addressed during the final plat approval process. The final access design for Lots 3-5 is still subject to approval by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT. The applicant is requesting driveway connections to Oak Ridge Hwy that have not been agreed to by the City, County and State agencies. Access for Lots 2-4 shall include a permanent cross access easement to allow access out to Kara Way.

Action: Approved **Meeting Date:** 6/14/2018

Details of Action:

Summary of Action: APPROVE variances 1-3 because the site's shape and features restrict compliance with the Subdivision Regulations and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions:

Date of Approval: 6/14/2018 **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:**