

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SD-19-C Related File Number: 6-C-19-UR
Application Filed: 4/29/2019 Date of Revision:
Applicant: TRANTANELLA CONSTRUCTION CO.

PROPERTY INFORMATION

General Location: South side of E. Beaver Creek Drive, West of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 233 Jurisdiction: County
Size of Tract: 6.59 acres
Accessibility: Access is via E. Beaver Creek Dr., a major collector street with a 19' pavement width within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential)
South: Vacant land - PR (Planned Residential)
East: Residences and vacant land - A (Agricultural)
West: Residences - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 4.70 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: 1108 E Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (pending)
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: OT Tindell Farm

No. of Lots Proposed: 31 No. of Lots Approved: 0

Variations Requested: VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of vertical curve length on Road A at STA 0+80, from 203.5' to 125'.

APPROVED WAIVER:

1. Intersection grade waiver on Road A, from 1% up to 2.41% except in the area where the pedestrian crossing must meet ADA requirements.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. The site's frontage along E. Beaver Creek Dr. shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the existing pond and designated wetland on the site. The final determination regarding the proposed alteration of these features may require a modification of the layout of the subdivision.
6. Obtaining any off-site drainage easement that may be required for the discharge from the stormwater pond located between Lots 18 and 19.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. Submitting to Planning 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 is proposing to subdivide this 6.59 acre tract into 31 detached residential lots at a density of 4.70 du/ac. The property is located on the south side of E Beaver Creek Dr. just west of Dry Gap Pike. The subdivision will be served by a new public street which will be in alignment with Calla Crossing Ln. which is on the north side of E. Beaver Creek Dr.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 9, 2019 (5-D-19-RZ). The Knox County Commission approved the rezoning request on June 24, 2019.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along E. Beaver Creek Dr. be graded for a future sidewalk.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when

the subdivision adjoins residential zoning districts.

Action: Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 7/11/2019

Date of Denial:

Postponements: 6/13/2019

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: