

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Andes Hill

No. of Lots Proposed: 96 No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the minimum broken back tangent from 150' to 10' from STA 15+98.24 to 16+08.25
2. Reduce the minimum intersection separation between Road 'A' and Norway Street from 300' to 176'
3. Reduce the minimum intersection right-of-way radius on the north side of Road 'A' at Andes Road from 25' to 0'
4. Reduce the minimum intersection curb radius on the north side of Road 'A' at Andes Road from 25' to 12'
5. Reduce the minimum vertical curve K value from K=25 to K=20.73 on Road 'A' at STA 13+87.72

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40' from STA 7+00 to the terminus of the road
2. Reduce the minimum pavement width from 26' to 25'
3. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 6+35.70
4. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 14+42.13
5. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 16+08.25
6. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 21+14.41

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 Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 15 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Meeting the parking lot setback requirements per Article 3, Section 3.51.08 (Parking Lot Setbacks), and all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Providing guest parking as shown to permit 20 ft lot widths for attached dwelling units per Section 3.03.B.1. of the Knoxville-Knox County Subdivision Regulations. Modifications to the guest parking may be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
- 5) Providing a sight distance easement across the lots on the inside of the horizontal curves with a radius less than 200 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. The driveways on these lots must be located outside of the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside of the sight distance easement.
- 6) Certifying that the driveway locations on Troutman Lane have the required sight distance, with review and approval by Knox County Engineering and Public Works during the design plan phase.
- 7) Implementation of the conclusions and recommendations outlined in the Andes Hill Subdivision Transportation Impact Study prepared by AJAX Engineering (April 25, 2022), and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit A).
- 8) Revising the road profile to obtain a minimum 1 percent grade, with review and approval by Knox County Engineering and Public Works during the design plan phase.
- 9) Providing a note on the final plat that the private right-of-way are not public streets and will not be maintained by Knox County.
- 10) Providing a not on the final plat that the private right-of-way shall function as a utility easement.
- 11) Installation of all utilities underground per the requirements of Section 3.10.D (Electric, Gas, Telephone, and Other Utilities) of the Subdivision Regulations, unless documentation is provided to

and approved by the Utility Agency and Planning staff.

12) Meeting all applicable requirements of West Knox Utilities District, including but not limited to easements for utilities that must be installed and/or maintained using areas outside of the private right-of-way.

13) All lots with a front setback less than 20 ft must provide a two-car garage.

14) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.

15) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, private right-of-way, amenities, and drainage system.

Comments:

CORRECTION (7/12/2022) -- The staff recommendation for the development plan was amended to list the correct lots where an 18.5 ft front setback is requested (Lots 29-54). The report dated 7/7/2022 listed lots 43-54.

This proposal is for a 96-lot residential development on 14.61 acres at a density of 6.57 du/ac. This includes 91 lots for attached dwellings, 3 lots for detached dwellings that front Troutman Lane, and 1 lot for two existing houses on Lot 1. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 7 du/ac in March 2022 (1-N-22-RZ). The proposed private right-of-way is 40 ft wide with a pavement width of 24 ft. The private right-of-way width is 50 ft from Andes Road to Lot 2.

The Transportation Impact Study for the Andes Hill Subdivision (AJAX Engineering, revised 4/25/2022) studied the proposed access point on Andes Road. The only recommendation at the proposed entrance is for a registered land surveyor to confirm that the sight distance is available to the north because of the vertical curve in Andes Road, a utility pole, and road signage.

Action: Approved **Meeting Date:** 7/14/2022

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 Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 15 conditions.

Date of Approval: 7/14/2022 **Date of Denial:** **Postponements:** 6/9/2022

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:**