CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 4/29/2019 **Date of Revision:**

Applicant: STEVEN MADDOX / MADDOX COMPANIES



PROPERTY INFORMATION

General Location: West side of Triplett Lane, South of Kingston Pike

Other Parcel Info.:

Tax ID Number: 132 021 Jurisdiction: County

Size of Tract: 5.6 acres

Accessibility: Access is via Triplett Ln., a local street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use: North: Mixed businesses - CA (General Business)

South: Residences - RAE (Exclusive Residential) East: Residences - RA (Low Density Residential)

West: Parking lot - O-1 (Office, Medical, and Related Services)

Proposed Use: Detached Residential Subdivision Density: 4.64 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 127 Triplett Ln

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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Glenrothes

No. of Lots Proposed: 26 No. of Lots Approved: 0

Variances Requested: 1. Variance to reduce the double frontage lot depth of Lots 9-13 from 150' to 115'.

2. Horizontal curve radius variance at STA 3+74.59, from 100' to 35'.

3. Horizontal curve radius variance at STA 5+37.62, from 100' to 25'.

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.): DENY variance 1 based on the comments identified below.

POSTPONE action on variances 2 and 3 and the Concept Plan until a revised plan is submitted

addressing the double frontage lot requirement.

Staff Recomm. (Full): Staff is recommending denial of the requested Subdivision Regulations variance to reduce the minimum depth of a double frontage lot from 150 feet to 115 feet for the following reasons:

When the Subdivision Regulations were amended on October 12, 2017, revisions were made to the double frontage lot standards with a change in the language that "double frontage lots shall be

avoided" to "double frontage lots should be avoided". With that change a provision was added that "Double frontage lots shall have a minimum depth of at least 150 feet." This is one of two provisions

"Double frontage lots shall have a minimum depth of at least 150 feet." This is one of two provisions that allows the Planning Commission to consider use of double frontage lots.

2. On May 9, 2019, the Planning Commission approved amendments to the Subdivision Regulations

which included some additional recommendations regarding double frontage lots. These amendments have an effective date of August 7, 2019. One change which would apply to this Subdivision is the reduction of the depth of double frontage lots along local streets from 150' to 135'. Staff has advised

the applicant that we would support a variance at this time to a depth of 135'.

3. The applicant has not made any effort to comply with this new standard and has not identified any hardship or justification for not complying with the regulation.

4. If this variance is denied, the concept plan will have to be revised which will require further review by staff, therefore, staff is recommending postponement of an action on the other variances, concept

plan and use on review.

Comments: The applicant is proposing to subdivide this 5.6 acre tract into 26 detached residential lots at a density

of 4.64 du/ac. The property is located on the west side of Triplett Lane, east side of Franklin Blvd, south of Kingston Pike. The subdivision will be served by a new public street which will have access

to Triplett Ln.

The applicant is requesting a reduction of the peripheral setback from 35' to 15' along the southern boundary line and Triplett Ln. Staff would recommend a reduction to 25' but not 15'. The adjoining lots to the south have a 25' setback requirement. No justification has been provided for the reduction to the minimum distance. Variances are also being requested from the Knox County Board of Zoning

Appeals for a reduction of the peripheral setback along the northern boundary line and Franklin Blvd.

These two boundaries cannot be approved by the Planning Commission

Action: Approved Meeting Date: 6/13/2019

Details of Action: APPROVE variances 1 -3.

APPROVE the Concept Plan subject to 8 conditions:

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 (County Ord. 91-1-102).

3. Submission of revised plans to Knox County Engineering for approval to ensure that the roads are built (albeit they are private) to Knox County standards

4. Provide plan details to Planning staff on the buffer and proposed fencing along Franklin Blvd., and information regarding who will maintain the buffer and fence.

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- 5. Installation of sidewalks as identified on the 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.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. Placing a note on the final plat that all lots will have access only to the internal street system.
- 8. 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.

Summary of Action:

Date of Approval:6/13/2019Date 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 Appeals | : | Effective Date of Ordinance: |

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