

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SF-19-C **Related File Number:** 6-F-19-UR
Application Filed: 4/29/2019 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Maryville Pike, North of Rudder Road.
Other Parcel Info.:
Tax ID Number: 135 02202 (PART OF) **Jurisdiction:** County
Size of Tract: 20.6 acres
Accessibility: Access is via Maryville Pike, a minor arterial street with a 22' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and stream - RB (General Residential), A (Agricultural) & PR (Planned Residential)
South: Residences - RB (General Residential) & A (Agricultural)
East: Vacant land and stream - PR (Planned Residential)
West: Residences and vacant land - RB (General Residential), A (Agricultural) & OB (Office, Medical, and Related Services)
Proposed Use: Detached Residential Subdivision **Density:** 3.74 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2315 Goff 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: Sevier Meadows

No. of Lots Proposed: 77 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance on Road A at STA 0+74.34, from k:25 to k:19.
2. Vertical curve variance on Road C at STA 5+89.04, from k:25 to k:15.

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 variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (County Ord. 91-1-102).
 3. 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.
 4. At the design plan stage of the subdivision, provide documentation to the Knox County Department of Engineering and Public Works staff as to the limits of the demolition landfill that has occurred on this site. Any portions of the site that are impacted by the demolition landfill must be remediated before a final plat for the impacted lots is approved and recorded.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for access to Maryville Pike. Required improvements include the addition of a 6 foot wide paved shoulder with a storage length of 115 feet and a taper length of 50 feet on both sides of the proposed street connection to Maryville Pike.
 7. Any future development of the property beyond the original 77 lots will require an update of the Traffic Impact Study that was prepared for this subdivision.
 8. Working with the Knox County Department of Parks and Recreation on the possibility of establishing a greenway easement along Knob Creek.
 9. Placing a note on the final plat that all lots will have access only to the internal street system.
 10. 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 approximately 20.6 acres out of this 100.98 acre tract into a 77 lot detached residential subdivision. The portion of the tract that is proposed for subdivision is located at the southwest corner of the property, and is bounded on the west side by Maryville Pike and on the north and east sides by Knob Creek.

The majority of this property was rezoned to PR (Planned Residential) by Knox County Commission on December 16, 2002 at a density of 1 - 4 du/ac. The applicant had previously obtained a concept plan approval (3-SB-18-C/3-C-18-UR) for 69 lots on this site on March 8, 2018. Under the previous approval, the property frontage along Maryville Pike, for a depth of approximately 200', was zoned RB (General Residential). The lot standards under the RB zoning had an impact on the number of lots that were allowed along Maryville Pike. On May 28, 2019, the applicant obtained approval from the Knox County Commission of the rezoning of the RB property to PR (Planned Residential) at a density of up to 4 du/ac.

When reviewing a previous concept plan application in 2003, staff had discovered that a portion of the north end of the site along Maryville Pike had evidence of buried building materials. The applicant is

aware that this possible demolition landfill area must be evaluated prior to lots being created in that area.

With the proposed 77 lots, a Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc. The Executive Summary from the Study, which is dated April 24, 2019, is included in the Planning Commission Packet. Any future development of the property beyond the original 77 lots will require an update to the Traffic Impact Study.

This site is located within the Parent Responsibility Zone. Sidewalks will be provided on one side of all streets.

Action: Approved **Meeting Date:** 6/13/2019

Details of Action:

Summary of Action: APPROVE variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of Approval: 6/13/2019 **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:**