

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SF-23-C Related File Number: 6-I-23-DP
Application Filed: 4/24/2023 Date of Revision:
Applicant: KV CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: East side of Ellistown Rd, southeast of Washington Pike
Other Parcel Info.:
Tax ID Number: 40 166.01 Jurisdiction: County
Size of Tract: 20.448 acres
Accessibility: Access is via Ellistown Road, a minor collector with 20-ft of pavement width within 40-ft to 56-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Vacant land, Utility, Rural residential, Single family -- A (Agricultural), CA (General Business)
South: Rural residential, Agricultural -- A (Agricultural)
East: Agricultural -- PR (Planned Residential), A (Agricultural)
West: Single family residential, Agricultural/forestry/vacant -- A (Agricultural), PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 2.3 du/ac
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 ELLISTOWN 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: AG (Agricultural)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: KV Construction, LLC - Ellistown Rd

No. of Lots Proposed: 47 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum tangent distance between broken back curves from 150 ft to 79 ft on Road 'B' between STA 1+46 and 2+25.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'B' at STA 1+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 variance and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 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) Certifying that the minimum sight distance can be obtained in both directions along Ellistown Road at the Road 'A' access point during the design plan phase and before grading permits are issued.
- 4) A geotechnical study must be provided for the pond predominately located on Lot 31 during the design plan review if required by Knox County Engineering and Public Works. If this is confirmed to be a sinkhole/depression, it must be shown on the plat with a 50-ft buffer. For any building construction within the 50-ft buffer around the designated sinkhole/depression (including the depressions), a registered engineer must prepare a geotechnical report to determine soil stability. That report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.
- 5) The stub outs shall be provided on the Final Plat and identified for future connection, and installing notification of future street connection as required by Section 3.04.C.2.d. of the Knoxville Knox County Subdivision Regulations.
- 6) Providing a temporary turnaround at the northern end of Road 'D'. The design details are to be worked out with Knox County Engineering and Public Works during the design plan phase.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments:

This proposal is for a 47-lot detached residential subdivision on 20.448 acres, with a density of 2.3 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 2005 (8-Q-05-RZ). A sector plan amendment was also approved from AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential). When the Northeast County Sector Plan was updated in 2015, the land use designation was changed back to AG (Agricultural).

A sidewalk is required along the Ellistown Road frontage because the property is within a quarter mile of a property zoned CA (General Business) at the intersection of Ellistown Road and Washington Pike.

The applicant requests a reduction of a broken reverse curve tangent and a reduction of a horizontal curve on Road 'B'. Both of these requests are located at the intersection of Road 'B' with Road 'A'. Vehicle travel speeds will be low in this location because vehicles on Road 'B' will be slowing to turn onto Road 'A', and vehicles on Road 'A' have to come to a stop before turning onto Road 'B'. These requests are supported by staff because the road design will not create a traffic hazard due to the reduced travel speeds.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the requested variance and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Date of Approval: 6/8/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: