

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



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

PROPERTY INFORMATION

General Location: Northwest side of Coward Mill Road, East side of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 103 09102 Jurisdiction: County
Size of Tract: 33.84 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
South: Coward Mill Rd. and Pellissippi Parkway, Caris Healthcare, utilities - BP (Business & Technology Park) / TO (Technology Overlay)
East: Residences and vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
West: Pellissippi Parkway and Faith Promise Church - BP (Business & Technology Park) / TO (Technology Overlay)
Proposed Use: Detached Residential Subdivision Density: 3.4 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Coward Mill 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: Coward Mill

No. of Lots Proposed: 115 No. of Lots Approved: 0

Variances Requested: A variance will be required from Section 3.05.A.2 (Sidewalk Improvements) of the Subdivision Regulations if the conditions (conditions 3 and 4) requiring the addition of sidewalks within the Subdivision are not approved.

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 the Concept Plan for 115 detached residential units on individual lots subject to 12 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 (Ord 91-1-102).
3. Revise the concept plan to add sidewalks on one side of all streets as had previously been approved for this subdivision. Please refer to staff comments below for the justification for this condition.
4. Installation of sidewalks as identified on the revised 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.
5. After obtaining design plan approval for the subdivision, any final plat for the subdivision that includes the lots (Lots 44-52) that would front on the future Cherahala Boulevard Extension must wait until Knox County has acquired the required right-of-way and any construction and slope easements that would be needed for the road project.
6. In order to reduce the traffic impact from this project on the Coward Mill Road intersection with Pellissippi Parkway, building permits for the subdivision will be limited to a maximum of 35 permits until 180 days out from Knox County's projected completion date for the Cherahala Boulevard Extension to Coward Mill Rd.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. Identify any required stream and wetland buffers on the final plat.
10. 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 stormwater system.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Submitting to Planning Commission 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

Comments: The applicant is proposing to subdivide this 33.84 acre tract into 115 detached residential lots at a density of 3.4 du/ac. This property is located on the northwest side of Coward Mill Rd. and the northeast side of Pellissippi Parkway. The proposed access for the subdivision will be off of Coward Mill Rd., a minor collector street.

The Knox County Commission approved the sector plan amendment to Low Density Residential and the rezoning to PR (Planned Residential) at a density of up to 3.5 du/ac for this property on December

18, 2017. The rezoning approval included a condition requiring the applicant to dedicate a 30' right-of-way on the east or west boundary of the property to Knox County within 4 years if requested, and then within 30 days of the request by the County. This right-of-way dedication would be used for the Cherahala Boulevard Extension project that is presently in Knox County's Capital Improvements Program. The project is presently in the design plan stage.

The Planning Commission had approved a concept plan for this property on April 12, 2018 for 118 detached residential units on individual lots. The previous approval included initial street access to Coward Mill Rd. with an access connection to the Cherahala Boulevard Extension when completed. The original applicant for the subdivision was Hardin Valley Land Partners. The property was sold to Mesana Investments, LLC on January 29, 2019. A Traffic Impact Study (TIS) was prepared for the previous concept plan approval. It was determined that an update of the TIS was not needed for the revised concept plan.

The previous concept plan approval had included sidewalks on one side of all streets. The concept plan that is now before the Planning Commission does not include the sidewalks. Staff is recommending a condition that sidewalks be provided on one side of all streets. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. While the proposed concept plan includes common area, there is no amenity area identified. The majority of the common area is used for stormwater or includes a blueline stream and wetland area with required buffers. The addition of sidewalks within the subdivision would in part meet the PR objective by providing an amenity for the residents to safely walk to neighbor's homes and for use for exercise. In addition, the sidewalks that will be installed as part of the Cherahala Boulevard Extension project will provide for a pedestrian connection from the homes within the subdivision to the restaurant and retail development down along Hardin Valley Rd. The applicant can also request that the County allow a reduction in the street pavement width. This will allow for a multimodal use of the public right-of-way while providing a safe separation of pedestrians and vehicles.

Action: Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan for 115 detached residential units on individual lots subject to 12 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: