

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SA-18-C **Related File Number:** 7-C-18-UR
Application Filed: 5/18/2018 **Date of Revision:**
Applicant: SMITHBILT LLC

PROPERTY INFORMATION

General Location: Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd.
Other Parcel Info.:
Tax ID Number: 91 02606 **Jurisdiction:** County
Size of Tract: 6.45 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with a three lane street section (32' pavement width) within a required 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Public library, residence and vacant land - PC (Planned Commercial) & CA (General Commercial)
South: Residences and vacant land - RA (Low Density Residential)
East: Vacant land and residence - CA (General Business), PR (Planned Residential) & RA (Low Density Residential)
West: Residences - CA (General Business), A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 4.34 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: 7521 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & CA (General Business)
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: Karns/Oak Ridge Highway Development

No. of Lots Proposed: 28 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduction of the K-value for the vertical curve in Road A from STA 3+80 to 5+70, from 25.0 to 22.39.
2. Reduction of the K-value for the vertical curve in Road A from STA 5+70 to 7+30, from 25.0 to 22.92.

APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

- 1. Intersection grade waiver for Roads A, from 1% to up to 2.%.

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 conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

- Staff Recomm. (Full):
- 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 - 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 - 3. The site's frontage along Oak Ridge Highway shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
 - 4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue-line stream that is located in the future development area and right-of-way for Road A. Any required buffers shall be identified on the design plan and final plat. The final determination regarding the proposed blue-line stream may require a modification of the layout of the subdivision.
 - 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 7. Placing a notation on the final plat that all lots shall have access only to the interior street.
 - 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and drainage system.
 - 9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to develop this 6.45 acre tract with 28 detached residential lots and a future development site for additional residential lots. The proposed subdivision will have access to Oak Ridge Hwy., a major arterial street. The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 18, 2017.

The initial application for this subdivision included a future development area and street connection to the remainder of the property to the east that is zoned PR. The revised concept plan still allows for a street connection to the PR property in order to allow alternative access and eliminate another street connection onto Oak Ridge Hwy.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along Oak

Ridge Hwy. be graded for a future sidewalk.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the western subdivision boundary. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. The peripheral setback for lots that adjoin the CA (General Commercial) zoning district cannot be reduced by the Planning Commission and any reduction would require a variance from the Knox County Board of Zoning Appeals.

Action: Approved with Conditions **Meeting Date:** 9/12/2019

Details of Action:

Summary of Action: APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 9/12/2019 **Date of Denial:** **Postponements:** 7/12/2018 - 8/8/2019

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:**