

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 7-SA-22-C Related File Number: 7-A-22-UR
Application Filed: 5/31/2022 Date of Revision:
Applicant: DAVID HARBIN / BATSON HIMES NORVELL & POE

PROPERTY INFORMATION

General Location: East & west sides of Beeler Rd., south of E. Emory Rd
Other Parcel Info.:
Tax ID Number: 29 18803 Jurisdiction: County
Size of Tract: 27.539 acres
Accessibility: Access is via Beeler Road, a minor collector street with 19 ft of pavement width within 40 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use: North: Single family residential -- PR (Planned Residential)
South: Single family residential, rural residential, agriculture/forestry/vacant -- A (Agricultural)
East: Agriculture/forestry/vacant -- PR (Planned Residential)
West: Agriculture/forestry/vacant, rural residential, single family residential -- PR (Planned Residential)
Proposed Use: Density: 3.12 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Beeler 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: B&B Builders -- Beeler Road

No. of Lots Proposed: 86 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at STA 0+75

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 3% at the intersection of Road "A" and Beeler Road

2. Increase the maximum intersection grade from 1% to 3% at the intersection of Road "B" and Road "A"

3. Increase the maximum intersection grade from 1% to 2% at the intersection of Road "C" and Road "A"

4. Increase the maximum intersection grade from 1% to 3% at the intersection of Road "D" and Road "A"

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 based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 9 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) Providing a sight distance easement across the lots on the inside of the horizontal curves with a radius less than 200 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways on these lots must be located outside of the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside of the sight distance easement.
- 4) Partnering with Knox County to implement the recommended turn lane improvements to Beeler Road at the E. Emory Road intersection as outlined in the Beeler Road Transportation Impact Study (AJAX Engineering, revised 6/10/2022). The developer is responsible for designing the turn lane, grading the area, and installing the base stone and binder course. Knox County is responsible for installing the surface course, striping the lane, and installing any necessary signage. The timing of the turn lane installation will be worked out during the design plan phase. The turn lanes on E. Emory Road recommended by the TIS are not required to be installed by this condition.
- 5) Obtaining all necessary permits from TDOT for the improvements at the Beeler Road and E. Emory Road intersection.
- 6) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and 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' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 7) Meeting all application requirements of the Knox County Zoning Ordinance, including but not limited to the neighborhood entrance signs meeting the requirements of Article 3, Section 3.90 (Signs,

billboards, and other advertising structures).

8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and TDOT.

9) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

Comments:

This proposal is for an 86-lot residential development on 27.539 acres at a density of 3.12 du/ac. This includes 83 lots for attached dwellings and 3 lots for detached dwellings that front on the west side of Beeler Road. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.3 du/ac in June 2022 (5-L-22-RZ). The new internal roads are proposed to be public with 26 ft of pavement within a 50 ft right-of-way. Walking trails are proposed in the large common open space in the southwest corner of the property and to the existing pond (between lots 10-20), with the trail starting at the end of Road "B."

The transportation impact study recommends left and right turn lanes on Beeler Road and E. Emory Road. In consultation with TDOT, the County is requesting that only the turn lanes on Beeler Road be installed. The County is proposing a cost-share partnership with the developer as outlined in condition # 4.

Action:

Approved as Modified

Meeting Date: 7/14/2022

Details of Action:

Approve the requested variance based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 10 conditions.

- 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) Providing a sight distance easement across the lots on the inside of the horizontal curves with a radius less than 200 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways on these lots must be located outside of the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside of the sight distance easement.
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 - 7) Meeting all application requirements of the Knox County Zoning Ordinance, including but not limited to the neighborhood entrance signs meeting the requirements of Article 3, Section 3.90 (Signs, billboards, and other advertising structures).
 - 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and TDOT.
 - 9) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.
- ADDED AT THE MEETING 10) Adding a pedestrian access from the property off the current proposed walking system to the south around lots 70 and 71

Summary of Action:

Approve the requested variance based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 10 conditions.

Date of Approval:

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: