

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



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

### PROPERTY INFORMATION

**General Location:** West side of Stormer Rd., north of Maple Trace Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 157.01 & 157.02                      **Jurisdiction:** County  
**Size of Tract:** 10.7 acres  
**Accessibility:** Access is via Stormer Rd., a minor collector with 21' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:** North: Rural & single family residences - A (Agricultural) and RA (Low Density Residential)  
South: Single family residences - RA (Low Density Residential)  
East: Stormer Rd. & vacant land - RA (Low Density Residential)  
West: Rural residential & vacant land - A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 4.5 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:** 6129 Stormer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**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:** Stormer Road Development

**No. of Lots Proposed:** 48                      **No. of Lots Approved:** 48

**Variances Requested:**

- 1) Reduce horizontal curve from 250' to 125' @ STA 0+56 to 2+74 on Road "B"
- 2) Reduce horizontal curve from 250' to 125' @ STA 4+40 to 5+50 on Road "B"
- 3) Reduce horizontal curve from 250' to 125' @ STA 7+40 to 9+41 on Road "B"
- 4) Reduce horizontal curve from 250' to 125' @ STA 11+59 to 13+67 on Road "B"
- 5) Reduction of the minimum depth of a double frontage lot from 150' to 100' for lots 1-3 and 28-31.

**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 variances 1-5 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
5. Installation of 2 evergreen trees, 2 deciduous trees, and 8 shrubs per 100 feet within the 15' landscape easement on the Stormer Road frontage of lots 1-3 and 27-31. A landscaping plan must be provided to MPC staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for review by the MPC until this landscaping is installed.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
8. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

**Comments:** The staff report was revised from a staff recommendation of postponement to approval with conditions based on revised plans submitted from the applicant that resolved concerns from staff. See the staff comments below for additional information.

This proposal is for a 48 lot subdivision on Stormer Rd. There is an existing house on the property that will be removed. The density of the subdivision is 4.5 du/ac. The Planning Commission recommended the property be rezoned to PR up to 5 du/ac. The applicant is requesting a 25' peripheral setback along north, east (Stormer Rd.), and south boundary lines (lots 1-11 & 19-31). There will be a sidewalk on one side of all interior roads.

The recent amendments to the subdivision regulations included a 150' lot depth for double frontage lots and the applicant is requesting a variance to reduce this to 100'. To justify the lot depth variance, the applicant is proposing a 15' landscape easement that will be maintained by the HOA and will be planted with the vegetation recommended in condition #5. The landscaping will provide a visual screen to the rear of the double frontage lots. In addition, private fences will not be allowed within the 15' easement which will help protect the landscaping and provide a consistent streetscape along Stormer Rd.

In previous cases involving double frontage lots less than 150 feet, MPC staff has recommended a fee simple common area that is not part of the lots. Because of the double frontage lot depth is relatively new and it takes time for developers to plan for this on the front end, staff will accept the proposed 15'

landscape easement across lots for this development but will not be considering this as a preferred alternative for future developments.

**Action:** Approved **Meeting Date:** 7/12/2018

- Details of Action:**
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**Summary of Action:** APPROVE variances 1-5 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

**Date of Approval:** 7/12/2018 **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:**