

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 7-SB-20-C Related File Number: 7-B-20-UR
Application Filed: 5/26/2020 Date of Revision:
Applicant: YSOS HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South of Henry Haynes Rd., northwest side of Tipton Station Rd. at W.Hendron Chapel Rd.
Other Parcel Info.:
Tax ID Number: 137 E A 016-022 OTHER: & 137 331 Jurisdiction: County
Size of Tract: 24.95 acres
Accessibility: Access is via Sweetwater Ln, a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Single family & Rural residential / A (Agricultural)
South: Rural residential / A (Agricultural)
East: Single family residential / PR (Planned Residential)
West: Rural residential / A (Agricultural)
Proposed Use: Attached and detached residential subdivision Density: 3.97 du/ac
Sector Plan: South County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0, 107, 115, 121, 125, 201, 204, & 205 Sweetwater Ln.
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: South Creek

No. of Lots Proposed: 99 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of vertical curve K value from 25 to 20, Sweetwater Lane at VPI STA 7+09.58.
- 2) Reduction of vertical curve K value from 25 to 20, Sweetwater Lane at VPI STA 9+89.49.
- 3) Reduction of a tangent for broken back curve from 150' to 85', Sweetwater Lane at STA 5+61.66.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of horizontal curve radius on Sweetwater Lane from 250 feet to 200 feet at STA 6+47.49.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- 1) Reduction of right-of-way width from 50' to 40'.

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 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the alternate design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2) Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3) Meeting all applicable requirements of Knox County Engineering and Public Works.
4) A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

Comments: Summary

Construction of 93 attached house lots located at the terminus of Sweetwater Lane on an unbuilt portion of the South Creek subdivision (approximately 24.95 acres). The proposal also includes the resubdivision of 6 existing detached house lots that reduces the width of the lots and reduces to the depth of the lots with the remnant land being combined with the common area for the development. The attached houses are proposed in sets of two, similar to duplexes, however, each dwelling unit will be located on their own lot. There is one tri-plex proposed on lots 9-11. The new roads will have a paved surface width of 26', which matches the existing roads in the South Creek subdivision, however, the right-of-way width will be 40' rather than 50'. Knox County Engineering and Public Works has approved this reduction and does not require approval by the Planning Commission. This portion of the development is within the Hillside Protection (HP) area and the combination of using attached houses and reducing the right-of-way width will minimize the land disturbance.

Background

The South Creek subdivision was originally approved in 2004 (6-SB-04-C / 6-D-04-UR) with 95 single-family residential lots. In 2005, 29 of the lots were platted and 22 lots have been built on. Of the 7 lots that remained unbuilt, 6 will be resubdivided for single-family houses and 1 will be used to expand an existing detention pond on the south side of the existing terminus of Sweetwater Lane. This proposal will expand the number of dwelling units in this subdivision from 95 to 121. The amount of land disturbance within the HP area will be less than the original plan that included only single-family lots

and less units.

Density

The PR (Planned Residential) zoning allows up to 4 dwelling units per acre (du/ac). The proposed development is 3.97 du/ac on 24.95 acres. This land area includes the proposed attached house lots and the 6 existing house lots being resubdivided and the 1 existing house lot being used to expand the existing detention pond. The density of the existing lots and the proposed lots is approximately 3.4 du/ac.

Transportation Impact Analysis

The "South Creek Subdivision" traffic impact analysis (TIA) was completed by the applicant's engineer to determine if improvements are required at the intersection of Tipton Station Road at White Creek Drive, which is the entrance to the South Creek subdivision. The analysis concludes that turn lanes on Tipton Station Road are not warranted at this intersection. The only recommendation from the analysis is for overgrown vegetation within the Tipton Station Road right-of-way to be cleared for a distance of 400 feet to improve the sight distance looking south to comply with the requirements of the subdivision regulations.

Open Space

The common open space in the development includes 12 acres of steep hillside area on the northside of the development, .15 acres of undefined useable space between lots 61 and 62 on Sweetwater Lane, and 1.1 acres at the Crystal Clear Lane cul-de-sac. The 12 acre common area will include a dog park and picnic area behind lots 6 and 7. The disturbed areas that extend into the steep hillside will be reforested. The common area at the end of Crystal Clear Lane will include the mail kiosk for the new lots.

Action: Approved **Meeting Date:** 7/9/2020

Details of Action:

Summary of Action: APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the alternate design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

Date of Approval: 7/9/2020 **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:**