



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Capital Drive

No. of Lots Proposed: 4                      No. of Lots Approved: 0

Variances Requested: VARIANCES:  
1) Reduce the minimum right-of-way dedication from the centerline of Kingston Pike from 50-ft to 44-ft.  
  
ALTERNATIVE DESIGN STANDARDS REQUIRING APPROVAL BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:  
1) Reduce the minimum intersection curb and property line radius at Kingston Pike and Commercial Drive from 75-ft to 50-ft.

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 recommendations from the City of Knoxville Department of Engineering, Knox County Engineering and Public Works, and Tennessee Department of Transportation.

Approve the Concept Plan subject to 8 conditions:

Staff Recomm. (Full):

1. Revising the sidewalk design to meet requirements of Knox County Engineering and Public Works, City of Knoxville Department of Engineering, and/or Tennessee Department of Transportation.
2. Implementation of the street and intersection improvement recommendations outlined in the Transportation Impact Study (TIS) prepared by CDM Smith as revised on November 1, 2021, or subsequently revised and approved by staff, and as required by the Knox County Department of Engineering and Public Works, City of Knoxville Department of Engineering, and Tennessee Department of Transportation (TDOT), with the design details and timing of the improvements to be worked out during the design plan stage for the subdivision. The recommended improvements outlined in the TIS are provided in Exhibit A.
3. Modifying the existing stormwater ponds on lots 1 & 4 to meet the Knox County Stormwater Management Ordinance.
4. Installing notification of future street connection at the north end of Commercial Drive as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
5. Meeting all applicable requirements of the Knox County Engineering and Public Works, City of Knoxville Department of Engineering, and Tennessee Department of Transportation.
6. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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.

Comments: This proposal is for a 4-lot commercial subdivision and a new 3-lane public road, located on the north side of Kingston Pike at the Capital Drive intersection. The new road (Commercial Drive) is proposed to be approximately 400-ft long, however, the intention is for it to be extended to the north in the future and potentially connect to Parkside Drive. The subject property and the new road are located in Knox County (outside the City limits), the right-of-ways for Kingston Pike and Capital Drive are within the City of Knoxville, and Kingston Pike is a U.S. route maintained by the Tennessee Department of Transportation (TDOT). The new road must meet the standards for Knox County but the Kingston Pike and Capital Drive intersection improvements must meet the requirements of the City of Knoxville and TDOT.

The traffic signal at this Kingston Pike intersection must be modified to accommodate the new road. The intersection improvements are outlined in Exhibit A. There is a landscape island with a directory sign for the office development in the middle of Capital Drive at the Kingston Pike intersection. It is unknown when this sign was installed but it and the landscape island are in the public right-of-way and may need to be removed as part of future improvements to this intersection.

Since this proposal was last discussed at the August Planning Commission meeting, the applicant's engineer has analyzed the two intersections on either side of Capital Drive, Mabry Hood Road to the west and Sherway Road to the east, to study the coordination and progression of traffic among the signals to determine if the Capital Drive intersection can operate as a split-phase signal without significant negative impacts to traffic progression on Kingston Pike (see TIS Addendum #1 and #2 – Exhibit B). Split phasing is a signal design that gives a green phase for all vehicle movements of one direction followed by a phase for all movements of the opposite direction. The study concludes that a split-phase operation at Capital Drive would not disrupt traffic progression along Kingston Pike, as much of the impacts are derived from over-capacity conditions at Mabry Hood Road, and reduces queuing for westbound traffic in the PM peak hour at Mabry Hood Road by storing traffic at Capital Drive.

The existing detention ponds on lots 1 and 4 will be modified with the installation of the new road, however, the concept plan does not show a preliminary design for these modifications. The primary concern is how the pond on Lot 4 will impact the parking lot design for the existing business and the applicant has indicated the detention pond will be moved underground.

**Action:** Approved **Meeting Date:** 11/10/2021

**Details of Action:**

**Summary of Action:** Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering, Knox County Engineering and Public Works, and Tennessee Department of Transportation.

Approve the Concept Plan subject to 8 conditions:

**Date of Approval:** 11/10/2021 **Date of Denial:** **Postponements:** 7/8/2021 - 10/14/2021

**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:**