

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 7-SB-22-C Related File Number: 7-B-22-UR
Application Filed: 5/27/2022 Date of Revision:
Applicant: DAVID HARBIN / BATSON HIMES NORVELL & POE

PROPERTY INFORMATION

General Location: South side of Jenkins Rd., east of Springwood Circle
Other Parcel Info.:
Tax ID Number: 105 F A 010 Jurisdiction: County
Size of Tract: 6.1 acres
Accessibility: Access is via Jenkins Road, a minor collector street with 30 ft of pavement width within 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use: North: Single family residential -- RA (Low Density Residential), A (Agricultural)
South: Single family residential, Rural residential -- A (Agricultural)
East: Cemetery, Public/quasi-public land (church) -- A (Agricultural)
West: Single family residential -- PR (Planned Residential) & A (Agricultural)
Proposed Use: Density: 3.63 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: 7912 Jenkins 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: Leonard Development - Jenkins Rd.

No. of Lots Proposed: 22 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+50
2. Reduce the minimum intersection spacing between the centerline of Road "A" and Capitol Blvd from 300' to 60'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 100' to 75' at STA 8+00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

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

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 variances and alternative design standard based 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 7 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) Certifying that the proposed road location has the required sight distance on Jenkins Road, with review and approval by Knox County Engineering and Public Works during the design plan phase.
- 4) Installing high visibility construction fencing along the east property line for the full length of the adjacent cemetery property, approximately 438 ft in length from the Jenkins Road right-of-way. The fencing must be installed before grading activities start and maintained until the house construction is complete on the individual lots. Additional high visibility fencing can be installed at the discretion of the developer.
- 5) Proving stormwater retention as required in the Ten Mile Creek watershed.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) 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 a 22-lot detached residential subdivision on 6.06 acres at a density of 3.63 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in June 2022 (5-I-22-RZ). The new internal road is proposed to be public with 26 ft of pavement within a 50 ft right-of-way.

The applicant is requesting an intersection separation variance because the location of the proposed road is located too close to Capitol Blvd. The concept plan submittal had the proposed road lined up directly across from Capitol Blvd, which is typically the preferred alignment. However, this location did not have the required sight distance to the east, so staff requested the intersection be moved to the west so sight distance can be obtained. Since the proposed road is left (west) of the Capitol Blvd, there will not be conflicting left turn movements for vehicles turning onto Jenkins Road. Staff is recommending approval of the variance because it allows for the safest location of the new intersection.

A cemetery is located on the property east of lots 16-22. Staff recommends that high visibility fencing be installed along the shared lot line to help prevent inadvertent damage from happening to the

cemetery (see condition #4).

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the requested variances and alternative design standard based 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 7 conditions.

Date of Approval: 7/14/2022

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: