

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Buttermilk Rd. Subdivision

No. of Lots Proposed: 102 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. REDUCE THE MINIMUM VERTICAL CURVE FROM STATION 1+00 TO 2+11, FROM K=25.00 TO K=22.34 ON ROAD "A"
2. REDUCE THE MINIMUM VERTICAL CURVE FROM STATION 6+31 TO 7+94, FROM K=25.00 TO K=15.01 ON ROAD "A"
3. REDUCE THE MINIMUM VERTICAL CURVE FROM STATION 7+94 TO 9+18, FROM K=25.00 TO K=15.11 ON ROAD "A"
4. REDUCE THE MINIMUM VERTICAL CURVE FROM STATION 7+94 TO 9+18, FROM K=25.00 TO K=15.11 ON ROAD "A"
5. REDUCE THE MINIMUM VERTICAL CURVE FROM STATION 9+18 TO 11+01, FROM K=25.00 TO K=20.06 ON ROAD "A"

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. REDUCE THE MINIMUM HORIZONTAL CURVE FROM STATIONS 4+69 TO STA. 5+88 FROM 250' TO 200' ON ROAD "A"
2. REDUCE THE MINIMUM HORIZONTAL CURVE FROM STATIONS 6+65 TO STA. 7+86 FROM 250' TO 200' ON ROAD "A"
3. REDUCE THE MINIMUM HORIZONTAL CURVE FROM STATIONS 15+55 TO STA. 18+78 FROM 250' TO 200' ON ROAD "A"
4. REDUCE THE MINIMUM HORIZONTAL CURVE FROM STATIONS 20+47 TO STA. 24+09 FROM 250' TO 200' ON ROAD "A"
5. REDUCE THE MINIMUM HORIZONTAL CURVE FROM STATIONS 30+98 TO STA. 33+49 FROM 250' TO 200' ON ROAD "A"
6. INCREASE THE MAXIMUM ROAD GRADE FROM -12% TO -15% ON ROAD "A"
7. REDUCE THE MINIMUM RIGHT-OF-WAY RADII FROM 25' TO 10' AT THE INTERSECTION OF ROAD "A" AND BUTTERMILK ROAD

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3.65% AT THE INTERSECTION OF RD. "A" AND BUTTERMILK RD
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "A" AND ROAD "A"
3. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF RD. "A" AND ROAD "B"

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 standards 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 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 Road "A" intersection with Buttermilk Road has the required sight distance, with review and approval by Knox County Engineering and Public Works during the design plan phase. Any

sight distance easement across an adjoining property required to maintain the minimum sight distance requirements shall be obtained and recorded prior to the approval of a final plat for this subdivision.

4) Implementing the recommendations of the Buttermilk Road Residential Development Transportation Impact Study (Cannon and Cannon, 7/6/2022), as revised and approved by Planning staff and Knox County Engineering and Public Works (see Exhibit A).

5) 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.

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 102-lot detached residential subdivision on 25 acres. The subject property was part of a 73-acre site rezoned to PR (Planned Residential) 1-2.5 du/ac in 2005 that was all under the same ownership as the current applicant (11-B-05-RZ). Over time, the applicant sold off approximately 47 acres. In 2020, a concept plan was approved for this same property and it was determined that the applicant still retains the development rights to the density on the acreage that was sold (1-SE-20-C / 1-1-20-UR). Because of this, the gross density for entire PR district is approximately 1.5 du/ac (110 lots on approx. 73 acres). The net density for the subject site is approximately 4.08 du/ac (102 lots on approx. 25 acres).

The applicant is requesting several variances and alternative design standards. Many of these are needed because of the steep grade of the entrance road (15 percent) and the narrow strip of land area to locate the road which limits the ability to grade. Knox County Engineering and Public Works met with the applicant to determine options which resulted in this version of the plan designed by the applicant's engineer.

Action: Approved **Meeting Date:** 7/14/2022

Details of Action:

Summary of Action: Approve the requested variances and alternative design standards 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 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:**