

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SD-18-C **Related File Number:** 7-E-18-UR
Application Filed: 5/29/2018 **Date of Revision:**
Applicant: B & B BUILDERS

PROPERTY INFORMATION

General Location: East end of Rocky Plains Ln., east of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 PART OF 247 **Jurisdiction:** County
Size of Tract: 9.97 acres
Accessibility: Access to Autumn Walk Subdivision is via Dry Gap Pk., a collector street with a pavement width of 19' to 22' within a right-of-way that varies in width from 40' to 80'. This proposed phase of the Subdivision will be provided access via an internal link with Rocky Plains Ln. which is a public street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Autumn Walk Subdivision/residences - PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Residence - A (Agricultural)
West: Residence - A (Agricultural)
Proposed Use: Attached Residential Subdivision **Density:** 2.78 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1528 Dry Gap Pike
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: Autumn Walk, Phase 4

No. of Lots Proposed: 32 No. of Lots Approved: 32

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 conditions:

Staff Recomm. (Full):

1. Implementation of the recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates Inc, as last revised on August 4, 2018, and as approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The required right turn lane from Dry Gap Pike to Autumn Path Ln. shall be installed meeting the requirements of the Knox County Department of Engineering and Public Works before a final plat for this phase of the subdivision is submitted for consideration by the Planning Commission.
2. Any further subdivision of this property beyond this fourth phase will require a second vehicular access for the subdivision.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. With the extension of Rocky Plains Lane, the existing cul-de-sac turnaround will have to be modified to the standard street section as required by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. During the design plan stage of the subdivision, obtaining approval from the United States Postal Service of the centralized mail delivery system to be used for this phase of the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.
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:

The applicant is proposing to develop this 9.97 acre tract with 32 attached residential lots as an additional phase of Autumn Walk Subdivision. This phase of the Subdivision will connect to Rocky Plains Ln. an existing public street within the Subdivision. The Subdivision is served by only one street connection out to Dry Gap Pk. With this proposed phase of the subdivision, there will be a total of 148 lots. Staff is recommending a condition that any further subdivision of this property beyond this fourth phase will require a second vehicular access for the subdivision.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 4.5 du/ac on June 14, 2018 (6-J-18-RZ). The Knox County Commission approved the rezoning request to PR (Planned Residential) at a density of up to 4.5 du/ac on August 27, 2018.

The traffic study that was approved for Phase 3 of the subdivision had identified the need for left and right turn lanes into the development on Dry Gap Pike. While the left turn lane has been installed, the right turn lane has not. The traffic impact study that was submitted with this new phase of the subdivision still identifies the need for the right turn lane. Staff has recommended the condition that the right turn lane be installed prior to the submission of a final plat for this phase.

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

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Summary of Action:

APPROVE the Concept Plan subject to 8 conditions:

Date of Approval:

9/13/2018

Date of Denial:

Postponements:

7/12/2018-8/9/2018

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: