

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 7-SD-20-C                      Related File Number: 7-D-20-UR  
Application Filed: 5/27/2020              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** North of Asheville Highway, end of Neals Landing Rd and Vista View Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 PART OF 070 & 07001                      **Jurisdiction:** County  
**Size of Tract:** 25.1 acres  
**Accessibility:** Access is via Neals Landing Rd., a local street with a 26' pavement width within a 50' right-of-way that provides access out to Asheville Hwy., a major arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residence and vacant land - A (Agricultural)  
South: Residences (Neals Landing Unit 1 & 2) - PR (Planned Residential)  
East: Vacant land - RA (Low Density Residential) & A (Agricultural)  
West: Vacant land / PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 0 Neals Landing 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: Neals Landing

No. of Lots Proposed: 142      No. of Lots Approved: 0

Variances Requested: VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:

1) Reduction of the tangent length between reverse curves (C4 & C5) on Road C, from 50' to 19.88'.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduction of horizontal curve radius for Curve C6 on Road A, from 250' to 150'.
- 2) Reduction of horizontal curve radius for Curve C4 on Road C, from 250' to 100'.
- 3) Reduction of horizontal curve radius for Curve C5 on Road C, from 250' to 150'.
- 4) Reduction of horizontal curve radius for Curve C10 on Vista View Lane, from 250' to 127'.

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

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

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 variance 1 and alternative design standards 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (Ord 91-1-102).
3. Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III prepared by Ajax Engineering, dated September 21, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff.
4. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for the required intersection improvements on Asheville Hwy. as identified in the Transportation Impact Study (See condition 3 above.) The TDOT permits shall be obtained during the design plan stage of the development. The design details and timing of the installation of the improvements shall be worked out with TDOT during their review process. The applicant shall provide documentation from TDOT to Planning Commission and Knox County Department of Engineering and Public Works staff as to the time that the intersection improvements shall be completed.
5. The plan for the amenities area shall be provided to the Knox County Department of Engineering and Public Works and Planning Commission staff for review and approval during the design plan stage of the subdivision.
6. Installation of 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. As required by Knox County Ordinance, the sidewalks shall be maintained by the Homeowners Association.
7. Driveways on Lots 19, 81 and 98 shall not be located in the sight distance easements across those lots.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Work.

9. Prior to certification of the final plat for the first phase of the subdivision, establishing a homeowners association that will be responsible for the maintenance of the common areas, sidewalks, amenities and drainage system.

10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:**

The applicant is proposing to subdivide this 25.1 acre parcel (approximately 37.5 acres including stormwater facilities that serve a larger area) into 141 detached residential lots and one lot for an existing commercial business on the site. This is a revision to previously approved Concept Plans for Neals Landing Subdivisions that were approved by the Planning Commission on October 11, 2018 and August 8, 2019.

The proposed subdivision will be Unit 3 of the Neals Landing Subdivision. The first unit of the subdivision was recorded in 1998. There are 45 lots within the existing subdivision. With this proposed subdivision there will be a total of 186 residential lots. Access for the proposed subdivision will be from street extensions of both Neals Land Rd. and Vista View Ln. Neals Landing Rd, provides access out to Asheville Hwy. at a signalized intersection.

A Transportation Impact Study for Neals Landing, Unit III that was prepared by Ajax Engineering and dated September 21, 2018 (See attached Executive Summary) was reviewed and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff. One of the recommended improvements includes the lengthening of the existing eastbound left turn lane at the intersection of Asheville Highway and Neals Landing Road/Brakebill Road.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Sidewalks (which are not required) are being provided within this unit of the subdivision as an amenity. There are no amenity areas identified in this revised phase of the Subdivision but can be included in a future phase of the subdivision.

**Action:**

Approved

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

**Details of Action:**

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 (Ord 91-1-102).
3. Implementation of all recommended improvements identified in the Transportation Impact Study for Neals Landing, Unit III prepared by Ajax Engineering, dated September 21, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), Knoxville Department of Engineering and Planning Commission staff.
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5. The plan for the amenities area shall be provided to the Knox County Department of Engineering and Public Works and Planning Commission staff for review and approval during the design plan stage of the subdivision.  
[Planning Commission removed this condition]
6. Installation of 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. As required by Knox County Ordinance, the sidewalks shall be maintained by the Homeowners Association.
6. Driveways on Lots 19, 81 and 98 shall not be located in the sight distance easements across those lots.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Work.
8. Prior to certification of the final plat for the first phase of the subdivision, establishing a homeowners association that will be responsible for the maintenance of the common areas, sidewalks, amenities and drainage system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Summary of Action:**

APPROVE variance 1 and alternative design standards 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance and alternative design

standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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:**