

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SG-18-C **Related File Number:** 7-N-18-UR
Application Filed: 5/30/2018 **Date of Revision:**
Applicant: SMITHBILT LLC

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
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PROPERTY INFORMATION

General Location: West side of Pedigo Rd., south of Childress Rd.
Other Parcel Info.:
Tax ID Number: 37 102.01 **Jurisdiction:** County
Size of Tract: 27.75 acres
Accessibility: Access is via Pedigo Rd., a major collector street with 19' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / A (Agricultural)
South: Vacant land / PR (Planned Residential)
East: Pedigo Rd., residential subdivision, houses, vacant land / PR (Planned Residential) and A (Agricultural)
West: Houses and vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 3.6 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Pedigo Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
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: Copeland Road Development on Pedigo Road

No. of Lots Proposed: 99 No. of Lots Approved: 0

Variances Requested: 1) Reduce horizontal radius from 250' to 150' @ STA 0+61 to 0+90 on Road "A".
2) Reduce horizontal radius from 250' to 150' @ STA 2+01 to 2+65 on Road "A".
3) Reduce horizontal radius from 250' to 150' @ STA 5+14 to 6+60 on Road "A".
4) Reduce horizontal radius from 250' to 150' @ STA 2+14.5 to 2+53.6 on Road "C".
5) Reduction of the minimum depth of a double frontage lot from 150' to 97' for lots 1-5, 9-12, 35-36, and 94-100.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
5. Installation of 2 evergreen trees, 2 deciduous trees, and 8 shrubs per 100 feet within the 15' landscape easement on the Pedigo Rd, Childress Rd. and, if applicable, Reed Rd. frontages. A landscaping plan must be provided to MPC staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for review by the MPC until this landscaping is installed.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
8. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

Comments: The staff report was revised from a staff recommendation of postponement to approval with conditions based on revised plans submitted from the applicant that resolved concerns from staff. See the staff comments below for additional information.

This proposal is a 99 lot subdivision on Pedigo Rd, which is phase 1 of a proposed 241 lot subdivision. The proposed phase 1 development includes an amenity area (lot 93) that will be the same as what this developer installed at the Ely Park subdivision. The density of Phase 1 of the subdivision is 3.56 du/ac, however, the overall development including phase 2 must stay below 3 du/ac. The Planning Commission recommended the property be rezoned to PR up to 3 du/ac. The applicant is requesting a 25' peripheral setback along Pedigo Rd., and along the back property lines of lots 31-35. There will be a sidewalk on one side of all interior roads.

There is a potential stream that runs along a portion of the Pedigo Rd. frontage that must have stream determination completed. If it is determined to be a stream, lots 94-100 may not be buildable as proposed.

The recent amendments to the subdivision regulations included a 150' lot depth for double frontage lots and the applicant is requesting a variance to reduce this to 97'. To justify the lot depth variance,

the applicant is proposing a 15' landscape easement that will be maintained by the HOA and will be planted with the vegetation recommended in condition #5. The landscaping will provide a visual screen to the rear of the double frontage lots. In addition, private fences will not be allowed within the 15' easement which will help protect the landscaping and provide a consistent streetscape along the external roads.

In previous cases involving double frontage lots less than 150 feet, MPC staff has recommended a fee simple common area that is not part of the lots. Because of the double frontage lot depth is relatively new and it takes time for developers to plan for this on the front end, staff will accept the proposed 15' landscape easement across lots for this development but will not be considering this as a preferred alternative for future developments.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

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Summary of Action:

APPROVE variances 1-5 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval: 7/12/2018

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: