

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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
www.knoxmpc.org

File Number: 8-SA-13-C **Related File Number:** 8-A-13-UR
Application Filed: 6/20/2013 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: Southeast and east side of Gray Hendrix Road at the east end of Garrison Dr.
Other Parcel Info.:
Tax ID Number: 90 171 & 172 **Jurisdiction:** County
Size of Tract: 57.17 acres
Accessibility: Access is via Gray Hendrix Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use: North: Residences and middle school / RA (Low Density Residential) & A (Agricultural)
South: Residences / RA (Low Density Residential)
East: Residences / RA (Low Density Residential) & E (Estates)
West: Residences / RA (Low Density Residential) & PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.24 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:
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: Primos Residential Development on Gray Hendrix Road
No. of Lots Proposed: 185 **No. of Lots Approved:** 185
Variances Requested: 1. Horizontal curve variance on Road E at STA 2+69, from 250' to 200'.
2. Horizontal curve variance on Road E at STA 14+63.5, from 250' to 150'.
3. Vertical curve variance on Sherwin Rd., at STA 1+05, from 149.4' to 110'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's natural features and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 12 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Installation of sidewalks on one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA), and shall be installed at the time the street improvements are installed for the subdivision.
4. Provision of traffic calming as required by the Knox County Department of Engineering and Public Works.
5. Dedication of the right-of-way required for the realignment of the intersection of Gray Hendrix Rd. and Garrison Dr., as designated on the concept plan.
6. Conducting an eight hour turning movement traffic count at the intersection of Gray Hendrix Rd. and Garrison Dr. on a school day two weeks after Knox County schools open for the fall semester, and updating the Traffic Impact Study to analyze the new data with the proposed improvements for the intersection.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
8. Provision of stream buffers and/or drainage easements along any designated stream as may be required by the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
10. Prior to certification of the final plat for the subdivision, establishing a homeowners association that will be responsible for the maintenance of the stormwater facilities and all other commonly held assets.
11. Placing a note on the final plat that all lots will be accessed from the internal street system only.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing to subdivide this 57.17 acre site into 185 lots at a density of 3.24 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 5 dwellings units per acre on July 11, 2013. The Planning Commission recommended approval of the PR rezoning request at a density of up to 4 dwelling units per acre (7-F-13-RZ). The Knox County Commission will be considering this request on August 26, 2013.

The proposed access to this property will include two street connections onto Gray Hendrix Rd. One of the connections will be at the northeast corner of the site, east of Garrison Dr. and across from the western end of the Karns Middle School property. The second access will be south of the Gray Hendrix Rd. / Garrison Dr. intersection directly across from the entrance to Ashley Meadows, a proposed 42 lot subdivision that was approved by the Planning Commission on February 14, 2013 (2-SA-13-F). The subdivision also includes a connection to the existing stub out of Sherwin Rd., a public street within Golden Meadows Subdivision located on the east side of the proposed subdivision. While the access connection to Sherwin Rd. provides an alternative connection out to Gray Hendrix Rd. on the east side of Karns Middle School, the street layout within Golden Meadows Subdivision will

discourage any cut through traffic.

Based on the trips that will be generated by the proposed subdivision, a Level 1 Traffic Impact Study is required. The applicant submitted a Traffic Impact Study prepared by Cannon & Cannon, Inc. While a Level 1 study only requires analysis of the proposed subdivision street intersections with Gray Hendrix Rd., the study included an analysis of the intersection of Gray Hendrix Rd. and Garrison Dr. due to sight distance problems at that intersection. Following the review of the initial study, the Knox County Department of Engineering and Public Works has decided to move forward with a redesign of that intersection where Gray Hendrix Rd. will be realigned for through traffic and Garrison Dr. will become a stop controlled T-Intersection with Gray Hendrix Rd. The traffic study was revised to reflect the redesign of the intersection. While the traffic counts were conducted when school was out, projected school traffic was included in the analysis. Staff is recommending a condition that eight hour turning movement traffic counts be conducted at the intersection of Gray Hendrix Rd. and Garrison Dr. on a school day two weeks after Knox County schools open for the fall semester. The applicant would be required to update the traffic impact study to analyze the new data with the proposed improvements for the intersection. The Knox County Department of Engineering and Public Works is projecting a Spring, 2014 completion date for the intersection improvements.

Sidewalks will be provided on one side of all streets within the subdivision. Sidewalks shall be installed at the time the street improvements are installed for the subdivision. An amenity area will be provided near the western entrance for the subdivision.

The applicant has requested a reduction of the peripheral setback, from 35' to 25', along the Gray Hendrix Rd. frontage for Lots 156 - 158. Staff is recommending approval of that request.

Action: Approved **Meeting Date:** 8/8/2013

- Details of Action:**
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Summary of Action: APPROVE variances 1-3 because the site's natural features and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 12 conditions:

Date of Approval: 8/8/2013 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: