

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SA-18-C **Related File Number:** 8-A-18-UR
Application Filed: 6/25/2018 **Date of Revision:**
Applicant: POST OAK BEND, LLC

PROPERTY INFORMATION

General Location: Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 155 82.02 AND PART OF 77 **Jurisdiction:** County
Size of Tract: 260.51 acres
Accessibility: Access is via Tooles Bend Rd., a minor collector street with an 18'-20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences, farmland and vacant land
Surrounding Land Use: North: Residences and vacant land - A (Agricultural)
South: I-140 and residences - OS-1 (Open Space Preservation) and PR (Planned Residential)
East: Tennessee River - F (Floodway)
West: I-140 and residences - OS-1 (Open Space Preservation) and A (Agricultural)
Proposed Use: Detached and attached residential lots and multi-dwelling development **Density:** 2.39 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2616 Tooles Bend 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: Post Oak Bend

No. of Lots Proposed: 382 No. of Lots Approved: 382

Variations Requested: Variations requiring Planning Commission approval.:

1. Horizontal Curve variance on Road A at STA 1+00, from 250ft to 175ft.
2. Horizontal Curve variance on Road A at STA 7+75, from 250ft to 125ft.
3. Horizontal Curve variance on Road C at STA 16+00, from 250ft to 100ft.
4. Horizontal Curve variance on Road F at STA 40+00, from 250ft to 200ft.
5. Horizontal Curve variance on Road F at STA 45+50, from 250ft to 200ft.
6. Horizontal Curve variance on Road J at STA 5+50, from 250ft to 150ft.
7. Horizontal Curve variance on Road L at STA 3+50, from 250ft to 200ft.
8. Horizontal Curve variance on Road L at STA 7+00, from 250ft to 200ft.
9. Horizontal Curve variance on Road M at STA 57+00, from 250ft to 200ft.
10. Broken Back Tangent variance on Road J at STA 5+73 to STA 7+05 from 150ft to 132ft.
11. Reverse Curve Tangent variance on Road B at STA 21+00 to STA 21+43 from 50ft to 24ft.
12. Vertical Curve variance on Road C at STA 18+00 from 750ft to 600ft (K from 25 to 20) (private).
13. Vertical Curve variance on Road C at STA 21+40 from 125ft to 100ft (K from 25 to 20) (private).
14. Vertical Curve variance on Road E at STA 7+75 from 133ft to 80ft (K from 25 to 15).
15. Vertical Curve variance on Road F at STA 13+25 from 695ft to 575ft (K from 25 to 20.7).
16. Vertical Curve variance on Road L at STA 3+25 from 325ft to 195ft (K from 25 to 15) (private).
17. Vertical Curve variance on Road L at STA 8+00 from 250ft to 150ft (K from 25 to 15) (private).

Waivers approved by Knox County Department of Engineering and Public Works:

1. Roadway grade waiver on Road B at STA 20+97 to STA 24+07 from 12% to 15% (private).
2. Roadway grade waiver on Road C at STA 10+75 to STA 18+00 from 12% to 15% (private).
3. Roadway grade waiver on Road C at STA 18+00 to STA 21+59 from 12% to 15% (private).
4. Roadway grade waiver on Road F at STA 2+25 to STA 13+25 from 12% to 12.85%.
5. Roadway grade waiver on Road F at STA 13+25 to STA 21+45 from 12% to 15%.
6. Roadway grade waiver on Road L at STA 3+25 to STA 8+00 from 12% to 15% (private).
7. Intersection grade waivers from 1% to 3%.

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 variances 1-17 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 20 conditions:

- Staff Recomm. (Full):
1. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by CDM Smith, as last revised on July 26, 2018, and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
 2. Installation of the intersection improvements (signalized intersection) for S. Northshore Drive at Tooles Bend Road by the Knox County Department of Engineering and Public Works. Knox County and the developer have entered into a Memorandum of Understanding regarding the shared costs of the improvements for this intersection.
 3. Installation of the safety improvements to Tooles Bend Road by the Knox County Department of Engineering and Public Works that will include new guardrails, rumble stripes, centerline improvements, signage, shoulder improvements and a flashing warning beacon at the intersection of Tooles Bend Road and Badget Road. The developer shall be responsible for the costs of these improvements as worked out with the Knox County Department of Engineering and Public Works.
 4. Installation of the required intersection improvements for the northern entrance of the subdivision prior to any final plat being approved for this subdivision. The entrance improvements include a shifting of Tooles Bend Road towards the developers property in order to accommodate a left turn lane

into the development and increase available sight distance through the curve and at the entrance. The design will also include improving the driveway access for the house directly across Tooles Bend Road (Tax Parcel 155 066). The design and timing details for these improvements are to be worked out during the design plan process for the subdivision. Tooles Bend Road shall remain open during the construction of the street realignment. All costs associated with these improvements are the responsibility of the developer.

5. Installation of safety improvements to Tedford Lane by the Knox County Department of Engineering and Public Works.
6. The second (southern) entrance for the development shall be constructed and approved for use prior to the 150th lot for the subdivision being approved through the final plat process.
7. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
9. The sewer treatment facility proposed to serve this development shall be approved, constructed and accepted by the First Utility District of Knox County prior to any final plat being approved for this subdivision.
10. Any required upgrades of water lines by the First Utility District of Knox County shall be installed prior to any final plat being approved for this subdivision.
11. Installation of all sidewalks and walking trails 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.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
14. Obtaining all applicable permits from the Tennessee Valley Authority (TVA) and Army Corps of Engineers.
15. A final plat shall not be accepted for review by the Planning Commission for any portions of the subdivision that fall within the 822' flowage easement of TVA until approval is granted by TVA for the development activity (subdivision infrastructure improvements and building sites on lots) within the flowage easement.
16. 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 the subdivision. Documentation of the approved system shall be submitted to Planning Commission staff prior to final plat approval.
17. Placing a note on the final plat that all lots will have access only to the internal street system.
18. On the final plat, including any line of sight easements across lots within the subdivision as may be required by the Knox County Department of Engineering and Public Works.
19. Prior to certification of the first final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
20. 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:

PROPOSED DEVELOPMENT SUMMARY:

The applicant is proposing to develop this 415.04 acre property which is located on the northeast side of Tooles Bend Rd. and I-140 with a mix of detached and attached residential lots and multi-dwelling condominium units. The proposed development will include 198 detached residential lots, 184 attached residential lots and 240 multi-dwelling condominium units (stacked flats) for a total of 622 dwelling units. While the property includes 415.04 acres, only the land area (260.51 acres) above the 813 contour (summer pool for the lake) is used for calculating density. The proposed density for this development will be 2.39 du/ac.

There are several amenity areas proposed for the development including a clubhouse, pool, playgrounds, community docks, fishing pier and several pocket parks. Sidewalks and walking trails are also being provided throughout the development. Approximately 80 acres of common area are included in the development which accounts for 31% of the land area above the 813 contour.

ZONING AND SECTOR PLAN BACKGROUND:

On September 19, 1988, Knox County Commission adopted the "Pellissippi Parkway Extension Corridor Study" as an amendment to the Southwest County Sector Plan. The Plan as amended recommended that the Tooles Bend "area remain in agricultural zoning which allows one (1) dwelling unit per acre until and unless urban services such as sewer, water, and the improving of Tooles Bend Road are provided. At this time it is recommended this area develop as Low Density Residential."

This property was rezoned by Knox County Commission on September 27, 1993 to PR (Planned Residential) with a density range of 1-3 du/ac.

TRAFFIC IMPACT STUDY:

A Level II Traffic Impact Study (TIS) that was prepared by CDM Smith was submitted with the concept plan application for review by Knox County Department of Engineering and Public Works, TDOT and Planning Commission staff. Following staff review the TIS was revised on July 26, 2018. A copy of the Summary and Recommendations from the study is included in the packet. At the request of the Knox County Department of Engineering and Public Works, the developer's traffic engineer conducted a safety assessment of Tedford Lane. A copy of that report is attached. The Knox County Department of Engineering and Public Works will be utilizing the report as a basis for installing safety improvements along Tedford Lane.

During the past few weeks the issue has been raised that a Level III Traffic Impact Study should have been conducted for the proposed development. It is staff's position that the Study prepared and reviewed for this development is the appropriate level of review. You can refer to staff's analysis of this issue in MPC Executive Director Gerald Green's letter to Bryan Spears, Northshore Corridor Association dated September 5, 2018 (Included in the packet. See item 2 response).

Staff has recommended five conditions regarding road improvements to address the traffic impact from the proposed development.

UTILITY AVAILABILITY:

The developer has been in discussions with First Utility District of Knox County (FUD) regarding water and sewer service being provided to serve this development. Based on those discussions, a sewer treatment facility is being proposed to serve this development. The developer will be providing the land for the facility. FUD is proposing to size the facility to meet the needs of the proposed development and serve the Tooles Bend peninsula. The developer will be responsible for their share of the facility. The developer is also aware that they may be responsible for upgrading water service to the area. Staff has added conditions that any upgraded water service lines and the sewer treatment facility proposed to serve this development shall be approved, constructed and accepted by the First Utility District of Knox County prior to any final plat being approved for this subdivision.

Action: Approved **Meeting Date:** 9/13/2018

Details of Action:

1. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by CDM Smith, as last revised on July 26, 2018, and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
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Summary of Action:

APPROVE variances 1-17 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 20 conditions:

Date of Approval:

9/13/2018

Date of Denial:

Postponements: 8/9/2018

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: