

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SA-20-C

Related File Number: 8-B-20-UR

Application Filed: 6/25/2020

Date of Revision:

Applicant: PAUL HIBBEN G.

## PROPERTY INFORMATION

**General Location:** West side of Tazewell Pk., north & south sides of Twin Oak Ln.

**Other Parcel Info.:**

**Tax ID Number:** 21 001 & 013 049

**Jurisdiction:** County

**Size of Tract:** 33.04 acres

**Accessibility:** Access is via Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way or Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:** This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.

**Proposed Use:** Single family residential

**Density:** 3.24 du/ac

**Sector Plan:** Northeast County

**Sector Plan Designation:**

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 7615 & 7718 Twin Oak Ln.

**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:** Twin Oak Landing

**No. of Lots Proposed:** 107      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES:  
1) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES ON ROAD 'E' FROM 150' TO 32.31'  
2) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN REVERSE CURVES ON ROAD 'A' FROM 50' TO 33.06'  
3) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES BETWEEN CURVE A-2 AND A-3 ON ROAD 'A' FROM 150' TO 114.48'

ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 10+86 FROM 250' TO 150'
- 2) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 22+39 FROM 250' TO 150'
- 3) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 59+33 FROM 250' TO 100'
- 4) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 60+63 FROM 250' TO 100'
- 5) REDUCTION OF DOUBLE FRONTAGE LOT DEPTH FOR LOTS 1-9 FROM 135' TO MINIMUM OF 100'
- 6) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 47+22 FROM 250' TO 100'

**S/D Name Change:**

## ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

## ***PLANNING COMMISSION ACTION AND DISPOSITION***

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** APPROVE variances 1-3 and alternative design standards 1-6 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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 (County Ord. 91-1-102).
3. Construction of the left turn lane from Tazewell Pike to Twin Oak Lane and the deceleration lane for the Gibbs Elementary School driveway as required by the Tennessee Department of Transportation and the Knox County Department of Engineering and Public Works.
4. Widening Twin Oak Lane from the development entrance to Tazewell Pike, as required by the Knox County Department of Engineering and Public Works. The widening of the road is to be to the south side of the road, as proposed in the Concept Plan.
5. Installation of sidewalks as shown on the Concept Plan, the pedestrian access to the adjacent Gibbs Elementary School site to the south. 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.
6. Platting the 20' wide common area shown between lots 73 and 74 for the pedestrian connection to the Edwards Place Subdivision. This common area and pedestrian connection may make a connection to either Road 'C' as proposed or Road 'D' if the Knox County Department of Engineering and Public Works determines during design plan review that a change of location is necessary for the sidewalk to meet ADA standards. This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
7. Platting the 30' greenway easement as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining a street connection permit from the Tennessee Department of Transportation.
10. Place a note on the final plat that all lots will have access only to the internal street system and lots 1-9 shall have access from Road 'E'.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water facility, common area, recreational

amenities and drainage system.

12. 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:**

This proposal is for a 107 lot detached residential subdivision on 33.04 acres (3.24 du/ac). The zoning on the property is PR up to 4 du/ac. This subdivision was approved in 2017 (4-SA-17-C / 4-E-17-UR) with essentially the same layout, except there was only 102 lots. The 2017 Concept Plan approval has expired, which is the purpose of this new Concept Plan. Because of the increase in proposed density, this request must also receive a new Use on Review approval. If the number of lots was equal to or less than the previous Use on Review approval then a new application would not be required, unless a condition of the original UOR approval could not be met or there was a change in the dwelling unit type. The common areas and amenities remain consistent with the previous approval, with active/useable amenities at the intersection of Tazewell Pike and Twin Oak Lane, and at the intersection of Twin Oak Lane and Road 'A'. These include a covered pavilion with picnic tables/swings, water fountains, horseshoe pits, and shade trees. A greenway easement along Beaver Creek is being provided through the property for future installation by Knox County.

The only significant change between this proposal and the previous is the amount of recommended sidewalks is less in the current plan. The difference being that the current plan only has sidewalks on the internal streets that make the connection from the pedestrian connection between Edwards Place and the Road 'C' cul-de-sac and the pedestrian connection to the Gibbs Elementary School property on Road 'E' (between lots 34 & 35). The other required sidewalk is along Twin Oak Lane and the frontage along Tazewell Pike. The pedestrian connections to Edwards Place and to the school property will be within common open space for the development and not an easement across house lots.

The required road improvements remain the same between this plan and the 2017 approval. Twin Oak Lane will be widened to 26' of pavement and a ROW of 50'. The widening of both will happen on the south side of Twin Oak Lane, into the property of the development and not into the adjacent properties on the north side of the road. The improvements to Tazewell Pike include widening to installation of a left turn lane onto Twin Oak Lane and extending the deceleration lane for the Gibbs schools.

**Action:**

Approved

**Meeting Date:** 8/13/2020

**Details of Action:**

**Summary of Action:**

APPROVE variances 1-3 and alternative design standards 1-6 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions.

**Date of Approval:**

8/13/2020

**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:**