

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SA-23-C Related File Number: 8-B-23-DP
Application Filed: 6/26/2023 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North of Bogart Ln terminus, south side of Ball Camp Pike, east of Amherst Rd
Other Parcel Info.:
Tax ID Number: 92 053 Jurisdiction: County
Size of Tract: 26.2 acres
Accessibility: Access is via Bogart Lane and Jumping Jack Lane, local streets with 22 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, public-quasi public, agriculture/forestry/vacant -- A (Agricultural)
South: Single family residential -- PR (Planned Residential) up to 4 du/ac
East: Agriculture/forestry/vacant land -- A (Agricultural)
West: Single family residential -- A (Agricultural)
Proposed Use: Attached residential subdivision Density: 2.18 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 BOGART 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: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Spring Lake Farms

No. of Lots Proposed: 57 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum lot frontage from 25 ft to a minimum of 15 ft, as shown on the Concept Plan, for lots 126-133, 138-143, 145, and 147.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to a minimum of 20 ft, as shown on the Concept Plan, for lots 105-115, 118, 121-122, 125, 134, 137, 144, 146, 149-150, 152-156, and 159-160.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 the requested variance and alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Implementation of any outstanding improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated December 17, 2018, as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
- 4) Providing a revised concept plan to Planning staff with the acreage of the PR (Planned Residential) zoning district. The total acreage stated on the concept plan, 44.86 acres, includes right-of-way along existing county roads and a small portion of the property on the south side of Bradley Lake Lane that is zoned A (Agricultural).
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: This proposal is Phase 2 of the Spring Lake Farms Subdivision, with 57 attached houses on individual lots on approximately 26.2 acres (2.18 du/ac). This replaces approximately 39 detached house lots, resulting in an increase of 18 dwelling units. If this proposal is approved as requested, there will be 137 dwelling units on approximately 42.3 acres zoned PR at an overall (gross) density of approximately 3.24 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

BACKGROUND

The original Concept Plan was approved in 2018 for 119 detached house lots at a density of 2.8 du/ac (12-SC-18-C / 12-J-18-UR). In 2020, a revised Concept Plan was approved administratively to reduce the number of lots and shorten the roads in what is now Phase 2. In 2022, another revision was approved administratively to add 4 additional lots at the end of Jumping Jack Lane. This revision is shown on sheet C-1.

The 2018 Concept Plan approval included reduced pavement width to 22 ft and right-of-way width to 40 ft. This was approved for the entire subdivision but was specifically recommended for approval to reduce grading into the Hillside Protection area, which is allowed as a consideration per Section 4.01 of the subdivision regulations. The 2018 approval was for detached residential lots with a typical width of 50 ft.

The current proposal includes a 26 ft wide road and 50 ft wide right-of-way for Road A and Road B, which will allow on-street parking. The applicant estimates there is room for approximately 17 on-street parking spaces.

A Traffic Impact Study was completed in 2018. The only recommended off-site road improvement was to widen Bradley Lake Lane from the subdivision entrance to Amherst Road per the requirements of Knox County Engineering and Public Works.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

When a Concept Plan is revised, the variances and alternative design standards must be reapproved. This includes a reevaluation of those based on the current proposal.

This proposal includes requests to reduce the minimum lot frontage of 25 ft for 44 of the 57 lots. This includes 19 lots with frontage between 20 ft and 25 ft of frontage and 16 lots with frontage between 15 ft and 20 ft. The subdivision regulations allow the Planning Commission to approve a reduction of the lot frontage for attached dwelling units to 20 ft as an alternative design standard; however, guest parking shall be provided throughout the development as determined by the Planning Commission per Section 3.03.B. A lot frontage reduction less than 20 ft requires variance approval and must the criteria for approval in Section 1.05.

Staff is recommending approval of the alternative design standard and variance request to reduce the minimum lot frontage based on the available on-street parking opportunities for guest parking (see Exhibit A). The lots with less than 20 ft of frontage are in the radials of the cul-de-sacs.

Action: Approved with Conditions **Meeting Date:** 8/10/2023

Details of Action:

Summary of Action: Approve the requested variance and alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 8/10/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**