

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SC-18-C Related File Number: 8-D-18-UR
Application Filed: 6/25/2018 Date of Revision:
Applicant: MADDOX COMPANIES

PROPERTY INFORMATION

General Location: North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr.
Other Parcel Info.:
Tax ID Number: 49 088.01 & PART OF 088.02 **Jurisdiction:** City
Size of Tract: 94.34 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 22' - 38' of pavement width within 40' - 70' of right-of-way. There is also access from McCampbell Dr. for emergency vehicles only.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This area is primarily developed with residential uses under RA, RB, R-1, R-2 and PR zoning. There is some industrial (LI & I) zoning in the area. There are also commercial uses to the southwest, zoned PC-1 and C-3. The north side of the New Harvest Park property borders the southwest property line of the subject property.
Proposed Use: Attached and detached residential subdivision **Density:** 4.44 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5304 McCampbell Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: The Legends at Washington Pike
No. of Lots Proposed: 261 No. of Lots Approved: 0
Variances Requested:
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 Concept Plan subject to 16 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk easements as identified on the plan.
5. Revising the roadway design to meet AASHTO standards, to be reviewed and approved by the Knoxville Department of Engineering.
6. Certifying sight distance at various locations throughout the development during design plan review, as required by the Knoxville Department of Engineering.
7. Establishing sight distance easements and identifying driveway locations for lots with these easements during design plan review as required by the Knoxville Department of Engineering, and including the easements and driveway locations on the final plat.
8. The gated entrance off of McCampbell Dr. and the emergency access driveway to Rising Oak Way is subject to approval by the Knoxville Fire Marshal.
9. Placing a note on the final plat that indicates which road lot 40 is to obtain access.
10. Revising the Traffic Impact Study (TIS) as required by MPC and Knoxville Department of Engineering staff.
11. Installation of the recommended improvements of the Traffic Impact Study for Legends at Washington Pike - Phase 2, prepared by Fulghum MacIndoe & Associates and dated August 6, 2018 (or subsequent revisions approved by staff), including but not limited to the left and right turn lanes on Rising Oak Way and the westbound right turn lane on Washington Pike at Rising Oak Way. See Exhibit A for the TIS conclusions and recommendations. All improvements and necessary right-of-way acquisitions are the responsibility of the property owner unless otherwise agreed upon and approved by the Knoxville Department of Engineering.
12. The design details and timing of the installation of the recommended improvements from the TIS shall be determined by the Knoxville Department of Engineering during the design plan stage for the subdivision.
13. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the common area strip that borders McCampbell Dr. behind the townhouse lots 207-217 to Planning Commission staff for review and approval. The common area shall have a minimum depth of 25' feet and the landscape plan should include existing vegetation when possible or a combination of new landscaping and berms.
14. Submitting any revisions to the amenity plan to Planning Commission staff for review and approval, including the playground and trailhead loop.
15. 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.
16. 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.

Comments: This proposal is for an 82 lot attached and 179 lot detached residential subdivision that is phase 2 of a development that includes a 264 unit apartment complex that was constructed in 2010. The Phase 2 development will be on 58.86 acres of the 94.34 total acres and will have a net density of 4.4 du/ac. The majority of the undeveloped property is within the Hillside Protection Area. The southwest corner

of the property contains the largest portion of the property within the hillside area and it is to be undeveloped. There is approximately 6 acres shown as "future development" on the northeast side of Rising Oak Way on sheet 3 of the development plan.

In 2012 the property was annexed into the City and zoned RP-1 up to 5.5 du/ac subject to 2 conditions: 1) At the time of development plan approval, appropriate land within the (hillside area) shall be placed in a conservation easement or otherwise preserved in an undisturbed condition; and 2) At the time of development plan approval, a method for providing public access to the area shown as a conservation easement, such as a trail or greenway easement, shall be documented and shown on the development plan. The approved density of 5.5 du/ac included a density bonus of 20 percent for conserving the hillside area on the southwest corner of the property that is adjacent to New Harvest Park. If the hillside area is not protected per the conditions then the 20 percent density bonus is not applicable and the density for the site shall not exceed 4.5 du/ac. The density of the proposed phase 2 development is within density limits excluding the 20 percent bonus, however, the developer still intends to protect the majority of the hillside area and work with the County to connect walking trails on their site with the park on the opposite side of the ridge.

The traffic impact study (TIS) completed for this project recommends installing right and left turn lanes on Rising Oak Way and a right turn lane on Washington Pike at Rising Oak Way. There is an existing left turn lane on Washington Pike at Rising Oak Way that is adequate for the proposed development. The concept plan includes the turn lanes on Rising Oak Way, however, the applicant is requesting that the right turn lane on Washington Pike not be required at this time and be installed when the City improves the road. The City had a timeline for improving Washington Pike a few years ago, however, that project has been indefinitely put on hold. Staff is recommending that this turn lane be installed as part of this project.

Sidewalks will be installed on all roads within the new subdivision with the exception of the short cul-de-sacs. There is a trail loop proposed on the west side of Rising Oak Way, just before the new subdivision begins. This loop is to be a trailhead for walking trails in the preserved hillside and potentially connecting to the New Harvest Park trails. In the attached townhouse portion of the development there is a playground proposed in the northeast corner of the property.

The development only has one access for vehicular traffic, which is not typically recommended for safety reasons for a development of this size. Because of this, an emergency access will be installed from McCampbell Dr. that borders the north side of the development. McCampbell Dr. is not suitable for everyday traffic from the development but is sufficient to provide emergency access if needed. The access is at the northern terminus of Rising Oak Way, between lots 114 and 115, and will be constructed of a structurally reinforced grass lawn so it does not have the appearance of a road or driveway. There will be a gate near McCampbell Dr. to ensure this access is used only by emergency vehicles.

There are townhouse lots that have double frontage along McCampbell Dr. (lots 207-217). A common area greater than 25' in depth has been provided so the lots are not required to have a depth of 150' as required by the Subdivision Regulations. The common area must have continuous landscape screening behind these lots consisting of existing trees, or a combination of new and existing trees.

Action: Approved **Meeting Date:** 8/9/2018

- Details of Action:**
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 11. Installation of the recommended improvements of the Traffic Impact Study for Legends at

Washington Pike - Phase 2, prepared by Fulghum MacIndoe & Associates and dated August 6, 2018 (or subsequent revisions approved by staff), including but not limited to the left and right turn lanes on Rising Oak Way and the westbound right turn lane on Washington Pike at Rising Oak Way. See Exhibit A for the TIS conclusions and recommendations. All improvements and necessary right-of-way acquisitions are the responsibility of the property owner unless otherwise agreed upon and approved by the Knoxville Department of Engineering.

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Summary of Action: APPROVE the Concept Plan subject to 16 conditions.

Date of Approval: 8/9/2018

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: