

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 8-SC-22-C                      Related File Number: 8-H-22-DP  
Application Filed: 6/27/2022              Date of Revision: 8/18/2022  
Applicant: ZENITH HOMES

## PROPERTY INFORMATION

General Location: North side of Rifle Range Drive, east of Magnum Lane  
Other Parcel Info.:  
Tax ID Number: 48 070                      Jurisdiction: County  
Size of Tract: 6.52 acres  
Accessibility: Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 50-65-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use: This is a residential area comprised of detached single family homes, multifamily homes and mobile home neighborhoods. The forested slopes of Black Oak Ridge are to the south and Hines Branch are to the north.  
Proposed Use:                                      Density: 4.14 du/ac  
Sector Plan: North County              Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 3009 RIFLE RANGE DR  
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:** Zenith Homes on Rifle Range Drive

**No. of Lots Proposed:** 27      **No. of Lots Approved:** 0

**Variations Requested:** VARIANCES

1. Reduce the minimum intersection approach vertical curve from K=25 to K=15 on Road A at Rifle Range Drive
2. Reduce the minimum intersection separation from 400' to 360' between the centerlines of Road A and Magnum Lane

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40', Private ROW
2. Reduce the minimum private right-of-way pavement width from 26' to 20', Private ROW

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 requested variance 2 and the alternative design standards based on the recommendations of the Knox County Department of Engineering and Public Works because the proposal will not create a safety hazard.

Deny variance request 1 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future.

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) Providing a 50 ft right-of-way connection to the adjacent property to the west to allow for a future public or private road connection (3003 Rifle Range Drive, parcel 048 07001). The location of this right-of-way connection will be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
- 4) Certifying that the required sight distance is available at the Rifle Range Drive access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

**Comments:** This proposal is for a 27-lot lot subdivision, with 24 lots for attached houses and 3 lots for detached houses, including the existing house that will remain. The subject property is 6.523 acres and was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-N-22-RZ). The proposed density is 4.14 du/ac.

The Road 'A' access point to Rifle Range Drive is near the crest of a hill. The required 300 feet of sight distance must be certified during the design plan phase. If the access location has to be shifted to obtain sight distance, a new Concept Plan approval may be required if it results in significant changes to the subdivision layout or new variances that cannot be approved as part of a final plat.

The Road 'A' connection to Rifle Range Drive requires two variances; 1) reduce the intersection separation from 400 ft to 360 ft, and 2) reduce the intersection approach vertical curve from K=25 to K=15. Staff is recommending approval of the intersection separation variance because the location of

the proposed access point provides for the greatest sight distance looking to the west along Rifle Range Drive. However, staff is recommending denial of variance request 2 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future. The Knox County Department of Engineering and Public Works has stated they would work with the applicant during the design plan phase in looking at the vertical curves further back on the road if necessary to accommodate the project design.

Staff is recommending a 50-ft right-of-way connection be provided for the property to the west (3003 Rifle Range Drive, parcel 048 07001). The subdivision regulations prohibit "reserve or spite strips," which are thin strips of land between a public right-of-way and an adjacent property that prohibits access to the public right-of-way. Road 'A' touches the adjacent property at the Rifle Range Drive frontage, but that is too close to allow a safe connection. Road 'A' it is approximately 2 ft away from the adjacent property just before lot 1, which is a potential connection point. This connection will allow for an extension of a public or private road or a driveway. Because of the road crest in front of 3003 Rifle Range Road, it is beneficial to have fewer connections in this area, if possible.

The Concept Plan shows additional right-of-way being dedicated along the Rifle Range Drive frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

**Action:** Approved

**Meeting Date:** 9/8/2022

**Details of Action:**

**Summary of Action:**

Approve requested variance 2 and the alternative design standards based on the recommendations of the Knox County Department of Engineering and Public Works because the proposal will not create a safety hazard.

Deny variance request 1 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future.

Approve the Concept Plan subject to 6 conditions.

**Date of Approval:** 9/8/2022

**Date of Denial:**

**Postponements:** 8/11/2022

**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:**