

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SD-20-C Related File Number: 8-F-20-UR
Application Filed: 6/29/2020 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North of Old Andes Rd., west of Andes Rd., south of Troutman Ln.
Other Parcel Info.:
Tax ID Number: 105 040, 025 (PART OF) OTHER: , & 03904 Jurisdiction: County
Size of Tract: 49.85 acres
Accessibility: Access is from Andes Rd., a local street with 18 feet of pavement within 50 feet of right-of-way; and Old Andes Rd, a local street with a pavement width of 13 feet within 26 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural), PR (Planned Residential), RA (Low Density Residential)
East: Residences / A (Agricultural)
West: Residences / A (Agricultural, PR (Planned Residential)
Proposed Use: Single family residential Density: 3.41 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1609 & 0 Old Andes Rd. & 0 Andes 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: Andes Trace Subdivision

No. of Lots Proposed: 170 No. of Lots Approved: 0

Variations Requested: VARIANCES:

1. REDUCE MINIMUM BROKEN BACK CURVE TANGENT LENGTH FROM 150' TO 100' ON ROAD 'A' FROM STA 0+85.82 TO STA 1+85.82.
2. REDUCE MINIMUM BROKEN BACK CURVE TANGENT LENGTH FROM 150' TO 50' ON ROAD 'C' FROM STA 6+95.06 TO STA 7+45.06.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 125-FT FOR ROAD "A" FROM STA 1+88.82 TO STA 3+12.35
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 175-FT FOR ROAD "A" FROM STA 5+14.36 TO STA 9+09.94
3. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "C" FROM STA 4+04.07 TO STA 5+68.52.
4. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "C" FROM STA 6+ 18.52 TO STA 8+33.15.
5. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "C" FROM STA 17+55.45 TO STA 19+99.54.
6. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "C" FROM STA 23+ 15.05 TO STA 25+42.20.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1. REDUCE MINIMUM RIGHT-OF-WAY WIDTH ON ROAD 'A' FROM 50' TO 40' FROM STA 0+00.00 TO STA 4+90.17.
2. REDUCE MINIMUM PAVEMENT WIDTH ON ROAD 'A' FROM 26' TO 20' FROM STA 0+00.00 TO STA 5+00.68 .
3. REDUCE MINIMUM RIGHT-OF-WAY WIDTH ON OLD ANDES ROAD FROM 50' TO 40' FROM STA 0+00.00 TO 4+66.37.
4. REDUCE MINIMUM PAVEMENT WIDTH ON OLD ANDES ROAD FROM 26' TO 20' FROM STA 0+00.00 TO STA 3+50.30.

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 1-2 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 9 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) Providing a minimum 30' driveway depth for all driveways that connect to Road 'A' or Old Andes Road.
- 4) Approval of the two "loop lane" designs on Road 'C' that provides access for lots 13-135 and 155-160 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Implementing the recommended transportation improvements in the Andes Road Subdivision

Transportation Impact Analysis, as amended and approved by Planning Commission staff and the Knox County Department of Engineering and Public Works. 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 during the design plan stage for the subdivision.

7) Providing the required buffer for the stream that is located between lots 35 and 36, and lots 163 and 164, unless this drainage way connecting the two existing ponds is determined to be a "wet weather conveyance".

8) 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.

9) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.

Comments:

Summary

This proposal is for the construction of 170 detached houses on the 49.85-acre PR zoned portion of the two properties. The remainder of the 14.2-acre site is zoned A (Agricultural). The proposal includes improving and realigning Old Andes Road to a width of 20' pavement within a 40' right-of-way. The remainder of the new internal roads will have a pavement width of 26' within a 50' right-of-way. A road stubout will be provide at the end of Road 'E' for future extension into the remainder of the property zoned A (Agricultural). The properties were rezoned at different times, with the southern portion of the property zoned PR up to 4 du/ac and the northern portion zoned PR up to 3 du/ac. The maximum density permitted based on the acreage of the two zone districts is 3.6 du/ac. This proposal has a density of 3.41 du/ac.

Plan Recommendations

The Hillside and Ridgetop Protection Plan provides guidance for how much land disturbance should be permitted within the Hillside Protection (HP) area. Based on the acreage of land within the different slope categories, the maximum recommended land disturbance is approximately 24.267-acres (71.9 percent) of the total 33.75-acres in the HP area. This proposal exceeds the recommended disturbance area by approximately 6.6 acres. To offset this additional disturbance, the applicant proposes to reforest the disturbed areas that are shaded grey on plan sheet C1.

Open Space / Amenities

The proposed common open space but no specified amenities that are to be provided for the development.

Road Design

When these properties were rezoned to Planned Residential, it was determined by Knox County Engineering and Public Works that there was existing right-of-way on Old Andes Road that was not shown on the parcel map that would allow for road improvements. This proposal has a 20' paved surface and 40' right-of-way for Old Andes Road, including the portions of Road 'A' that was formally Old Andes Road. The road improvements and right-of-way dedication on the portion of Old Andes Road that will remain will only be on the property owned by the applicant, not adjacent properties to the south.

Road 'C' has a road feature that is best described as an "eyebrow" or "loop lane" that provides access to lots 130-135 and lots 155-160. This type of road feature is not addressed in the Knoxville-Knox County Subdivision Regulations but has been approved by the Planning Commission and Knox County Engineering and Public Works (EPW) in 2003 (10-SF-03-C / 10-I-03-UR) for the Wyndham Pointe subdivision (FKA Grayhawk Landing) off of Beaver Ridge Road. No subdivision regulation variances were approved for this previous plan, however, there was a condition that the design be approved by Knox County EPW. This loop lane is not considered a separate road, so it is part of Road 'C' and will be addressed as such. If this type of road feature is desired in our community, standards should be added to the subdivision regulations so these don't have to be considered on a case-by-case basis in the future.

Driveway Length

Staff is recommending that the driveways that connect to Road 'A' and Old Andes Road have a minimum depth of 30' to provide additional space for off-street parking. Old Andes Road is proposed with a 20' paved surface which does not allow for two-way traffic and on-street parking, and Road 'A' will have the most traffic and the long curve at lots 167-170 is proposed with a 175' horizontal curve radius, which is less than the required 250' radius. The reduced radius is acceptable in order to help control the speed of vehicles, however, since the neighborhood does not have sidewalks, if a vehicle

parks on the inside of that radius, pedestrians that walk around it will not be as visible to drivers heading southbound.

Action: Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action: APPROVE variances 1-2 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 9 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: