

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SD-22-C Related File Number:
Application Filed: 6/27/2022 Date of Revision:
Applicant: MATTHEW WHALEY

PROPERTY INFORMATION

General Location: South side of E Emory Road, west of Findhorn Blvd
Other Parcel Info.:
Tax ID Number: 21 066 Jurisdiction: County
Size of Tract: 22.5 acres
Accessibility: Access is via E. Emory Road, a major arterial with 20 ft of pavement width within 40-60 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Rural residential, single family residential, vacant land - CA (General Business) & PR (Planned Residential)
South: Agriculture/forestry/vacant - A (Agricultural)
East: Single family residential, agriculture/forestry/vacant, rural residential - A (Agricultural)
West: Church - CA (General Business)
Proposed Use: Density: 2.75
Sector Plan: Northeast County Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside a
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 E EMORY 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: Irwin Acres

No. of Lots Proposed: 62 No. of Lots Approved: 62

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve on Road "B" from K=25 to K=23.8 at STA 21+00.0
2. Reduce the minimum vertical curve on Road "B" from K=25 to K=22.2 at STA 33+00.0
3. Reduce the minimum broken back curve tangent on Road "B" from 150' to 106' between STA 25+81.69 and 26+88.18

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 100' on Road "B" @ STA 26+88.18
2. Reduce the minimum horizontal curve from 250' to 100' on Road "B" @ STA 24+24.61
3. Reduce the minimum horizontal curve from 250' to 100' on Road "B" @ STA 20+38.52
4. Reduce the minimum horizontal curve from 250' to 100' on Road "B" @ STA 31+13.41
5. Reduce the minimum horizontal curve from 250' to 100' on Road "B" @ STA 29+52.81
6. Reduce the minimum horizontal curve from 100' to 75' on Road "A" @ STA 11+42.37

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A" and E. Emory Road.
2. Increase the maximum intersection grade from 1% to 2% at Road "B" and Road "B".

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 variances and alternative design standard based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 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) Meeting the requirements of TDOT for the eastbound deceleration lane on E. Emory Road.
- 4) Providing a minimum 200-ft sight distance easement on lots 31, 40, 42, 50, and 60. The driveway on these lots must be located outside of the sight distance easement and shown on the plat, or the driveway must have a depth of 20 ft beyond the sight distance easement if it cannot be located outside of the sight distance easement.
- 5) Proving the 25-ft common area along the E. Emory Road frontage where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
- 6) Providing a note on the plat that the lots identified by Knox County Engineering and Public Works during the design plan phase must have a minimum finished floor elevation one foot above the 500-year floodplain.
- 7) Obtaining all necessary approvals to fill the wetland as proposed. If the wetland cannot be filled as proposed, lots 10-12 and 59 may have to be adjusted to allow for buildable area of a house, or eliminated.
- 8) Identify the purpose of the remnant land on the south side of Beaver Creek on the final plat.
- 9) Meeting all applicable requirements of the development plan approval (3-C-22-UR).
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

Comments:

This proposal is for a 62-lot detached residential subdivision on 22.5 acres at a density of 2.75 du/ac. A concept plan and development plan were previously approved for 70-lots in March 2022 (3-SB-22-C / 3-C-22-UR). This request is a revision to the Concept Plan only, because the previous development plan approval was for more detached residential lots and the requested setbacks remain the same.

TDOT requires an eastbound deceleration lane on E. Emory Road at the entrance. A 25 ft wide common area is provided along the E. Emory Road frontage, east of Road 'A,' to meet the double frontage lot standards in the Subdivision Regulations. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in February 2022 (1-E-22-RZ).

AMENITIES

There are approximately 7.72 acres of common area/undeveloped land, but no specific amenities are proposed. The largest undeveloped area (6.8 acres) is on the south side of Beaver Creek, which is largely wetland area. If there is a proposal to develop the south side of the stream in the future, a new Development Plan application will be required and a Transportation Impact Study (TIS) may be required.

CONNECTIVITY

There are no proposed road stub-outs to adjacent properties because the adjacent properties are large enough for significant development. If a road crossing of Beaver Creek is proposed in the future, a connection to adjacent properties may be feasible via the terminus of Road "B". This will require the approval of the owner of the undeveloped land, which will most likely be either the developer or the Homeowners Association.

SIDEWALKS

The Knox County sidewalk ordinance requires a sidewalk along the E. Emory Road frontage because the development is within a parental responsibility zone and within a ¼ mile of commercial facilities that would generate pedestrian traffic. The sidewalk segment east of the Road "A" intersection may be shifted to the west to make a pedestrian connection to the Tazewell Pike intersection. The details of the sidewalk installation will be determined during the design plan phase.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The applicant's engineer listed the requested deviations from the Subdivision Regulations on the Variances/Alternative Design Standards Request form (attached), as well as the stated hardships for the requests. Staff identified additional variances and alternative design standards required. The Knox County Engineering and Public Works department agree with the variances and alternative design standards listed on the staff report.

Action: Approved **Meeting Date:** 8/11/2022

Details of Action:

Summary of Action: Approve the requested variances and alternative design standard based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

Date of Approval: 8/11/2022 **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:**