

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-19-C **Related File Number:** 9-E-19-UR
Application Filed: 7/29/2019 **Date of Revision:**
Applicant: URBAN ENGINEERING

PROPERTY INFORMATION

General Location: South side of Deane Hill Drive at the intersection of Cheshire Drive
Other Parcel Info.:
Tax ID Number: 120 E D 007 **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility: Accessed via Deane Hill Dr., a major collector with 50' of right-of way and 20' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use: This area is developed with a mix of detached and attached residential subdivisions along Deane Hill Drive in the R-1 and RP-1 zoning.
Proposed Use: Attached residential development **Density:** 4.3 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 7100 Deane Hill 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: 7100 Deane Hill Drive
No. of Lots Proposed: 12 No. of Lots Approved: 12
Variances Requested: None
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 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 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. Installing the sidewalk as identified on the concept plan at the time the private road is installed, unless approved otherwise by the Knoxville Department of Engineering, and meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
 5. 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.
 6. Installation of the off-street guest parking as proposed in the Concept Plan. Minor modifications to the parking are permissible during design plan review with approval by Planning and Knoxville Department of Engineering staff.
 7. 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, required landscaping, and drainage facilities.
 8. Adding a note to the final plat that the private right-of-way is not a public street and will not be maintained by the City of Knoxville.
 9. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for a 12 unit attached residential subdivision with each dwelling unit located on its own lot. The access to the development is from Deane Hill Drive, directly across from the Cheshire Drive intersection. The new road (Road 'A') will have a 24' paved surface within a 40' private right-of-way. The minimum distance between road intersections is 300' because Deane Hill Drive is classified as a major collector. Road 'A' is only 240' from Prescott Way to the east, however, a variance to the subdivision regulations is not required because Prescott Way is considered a driveway and not a private street since it is a condominium development. Road 'A' will be signed for a 20 MPH speed limit and will include two speed humps to control speeds on the straight portion of the road. The 20 MPH speed limit allows the horizontal radius of the road to be reduced to 86' without the need for a subdivision variance. There are three guest parking spaces provided on the south end of Road 'A'.

A sidewalk along the Deane Hill Drive frontage will be installed but sidewalks are not proposed within the subdivision. The Knoxville Department of Engineering has requested sidewalks along Deane Hill Drive only. The sidewalk will be installed approximately 11' from the Deane Hill Drive pavement edge which may allow the road to be expanded in the future without having to relocate/rebuild the sidewalk.

A centralized (cluster) mailbox is located near the entrance to the development with pull off on both sides of the private road. There is usable common area on the front portion of the development, however, the developer does not currently have plans for specific amenities.

Action: Approved with Conditions Meeting Date: 9/12/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 9/12/2019 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: