

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-20-C Related File Number: 9-B-20-UR
Application Filed: 7/24/2020 Date of Revision:
Applicant: WILLIAM WILSON CONSTRUCTION

PROPERTY INFORMATION

General Location: Northwest side of Dry Gap Pk., southwest side of Nature Ln.
Other Parcel Info.:
Tax ID Number: 57 M A 014, 017, 01702 Jurisdiction: County
Size of Tract: 8.48 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with 21' of pavement width within 56'-80' of right-of-way; and via Nature Lane, a road with 14' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use: North: Single family residential, rural residential / RA (Low Density Residential) & A (Agricultural)
South: Vacant land, multifamily residential / RN-1 (Single Family Residential Neighborhood), RN-6 (MultiFamily Residential Neighborhood) & HP (Hillside Protection)
East: Rural residential, multifamily residential, single family residential / RB (General Residential), A (Agricultural) & RN-1 (Single Family Residential)
West: Single family residential, rural residential / RA (Low Density Residential)
Proposed Use: Attached residential subdivision Density: 4.56 du/ac
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 401 Dry Gap Pk., and 5903 & 5923 Nature Ln.
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: Dry Gap Estates

No. of Lots Proposed: 39 No. of Lots Approved: 0

Variances Requested: VARIANCES:

- 1) Reduction of intersection spacing from centerline of Nature Lane to centerline of Road 'A' from 300 feet to 228 feet.
- 2) Reduction of intersection spacing from centerline of Sanford Road to centerline of Road 'A' from 300 feet to 228 feet.

ALTERNATIVE DESIGN STANDARDS REQUIRING APPROVAL BY THE PLANNING COMMISSION:

- 1) Reduction of minimum private right-of-way width from 50 feet to 40 feet.
- 2) Reduction of minimum private right-of-way pavement width from 26 feet to 24 feet.

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 variance 1-2 and alternate design standard 1-2 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 10 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 (Ord 91-1-102).
3. Providing guest parking as shown on the concept plan. The placement and location can be modified during design plan review with review and approval by Planning Commission staff and the Knox County Department of Engineering and Public Works.
4. Providing a minimum 25' curb radii at the Road 'A' and Dry Gap Pike intersection.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
8. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
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, recreational amenities, sidewalks and drainage system.
10. Submitting to Planning Commission 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 (Section 2.08, Design Plan -- Major Subdivisions).

Comments: The applicant is proposing to develop this 8.48-acre tract with 39 attached residential lots at a density of 4.56 du/ac. The proposed subdivision will have access to Dry Gap Pike between Sanford Road and Nature Lane. The property was zone PR < 5 du/ac in May 2020 (4-A-20-RZ).

The proposed attached residential units will be developed in clusters of two and three units with the exception of the existing house on Lot 39 which will remain. Where there are three attached units, the middle unit is proposed with a single car garage so the minimum front setback must be 20', which is proposed. Most of the lots will be Each unit will have a one car garage.

Guest parking is being provided and distributed throughout the subdivision as on-street parallel spaces and perpendicular spaces. This is being provided because of the reduced pavement width and the

narrowness of the lots which would otherwise limit opportunities for on-street parking. The recommended condition #3 will allow staff to approve adjustments to the location of the parking, if needed, during the design plan phase.

Action: Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action:

APPROVE variance 1-2 and alternate design standard 1-2 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 10 conditions.

Date of Approval: 9/10/2020

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: