

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SB-19-C Related File Number: 9-I-19-UR
Application Filed: 7/29/2019 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Old Rutledge Pike, north side of Mascot Road
Other Parcel Info.:
Tax ID Number: 41 281 Jurisdiction: County
Size of Tract: 10.09 acres
Accessibility: Access is via Old Rutledge Pike, a local street with a pavement width of 23' within a right-of-way width of 60'. Access is also via Mascot Road, a minor collector with a pavement width of 19.6' within a right-of-way width of 60'.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential / Vacant
Surrounding Land Use: The area is primarily a mix of single family residential and rural residential uses developed in the A, RA, and CA zones. There is one active business across Old Rutledge Pike and one vacant commercial building adjacent to the subject property. The adjacent residential neighborhood to the north is zoned RA and has a built density of 2.84 du/ac.
Proposed Use: Detached residential subdivision Density: 4.56 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8610 Old Rutledge Pike
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: Brooks Meadow

No. of Lots Proposed: 46 No. of Lots Approved: 46

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 8 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 that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing a minimum 5' wide sidewalk from Road 'A' to the terminus of Tailwind Lane, within a common area with a minimum width of 8' that is to be owned and maintained by the property owners association for this subdivision.
4. Installation of the sidewalk shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalk.
5. Providing shared driveways for the lots that front onto Mascot Road, as shown on the Concept Plan, or in an alternative arrangement as approved by the Knox County Department of Engineering and Public Works during design plan review.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system.
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.

Comments: This proposal is for a residential subdivision on 10.09 acres with 46 detached dwelling units on individual lots at a density of 4.56 du/ac. In July 2019, Knox County Commission approved the PR zoning with a density up to 4.7 du/ac. The applicant requested 5 du/ac and the Planning Commission recommended 4 du/ac.

One new road is proposed with access to Old Rutledge Pike that will provide access for 34 lots. There are an additional 2 lots that will have access only from Mascot Road. The lots along Mascot Road will be required to have an on-site turn around because it is a classified road (minor collector). In addition, Planning and County Engineering staff are recommending that every other lot share a driveway curb cut to reduce the number of access points since Mascot Road is heavily used by large trucks. The sight distance along both frontages do not appear to be hindered but this will need to be verified during permitting.

The adjacent subdivision to the north has a road (Tailwind Lane) the terminates into the subject property. The subdivision regulations state that new road systems must connect to such roads unless it is not feasible. As an alternative, staff recommended a pedestrian connection between Road 'A' and Tailwind Lane, which was provided on the Concept Plan between lots 3 and 4. In the absence of another amenity for the subdivision, staff is supportive of considering this an amenity for the subdivision since this is consistent with the intent of the subdivision regulations to make pedestrian connections between subdivisions. The sidewalk connection is proposed as a 12' easement with no defined sidewalk width. Staff is recommending a condition that the sidewalk be a minimum of 5' wide and located within a minimum 8' wide common area that is owned and maintained by the property owners association.

Article 3, Section 3.05 (Pedestrian Circulation System) of the Knoxville-Knox County Minimum Subdivision Regulations states "...for the safety of pedestrians and children, the Planning Commission

may require that sidewalk be provided for access to schools, recreational facilities, commercial establishments, or any other areas where obvious future pedestrian traffic is anticipated." There are several properties zoned commercial at the intersection of Mascot Road and Old Rutledge Pike, however, they were zoned before the new Rutledge Pike was constructed and are no longer located at the crossroads of major thoroughfares like they once were. Therefore, staff is not recommending sidewalks along the internal street nor the Mascot Road and Old Rutledge Pike frontages as would otherwise be recommended by the subdivision regulations because of the proximity to commercial establishments.

Action: Approved as Modified

Meeting Date: 9/12/2019

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system.
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*** NOTE: The proposed 12' easement for walkway between lots 3 & 4 is not required because of the removal of the conditions for this sidewalk connection ***

Summary of Action:

APPROVE the Concept Plan subject to 6 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: