

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 9-SB-23-C Related File Number: 9-A-23-DP
Application Filed: 7/25/2023 Date of Revision:
Applicant: IGOR CHEBAN

PROPERTY INFORMATION

General Location: Northwest of Schaad Road, southeast of Ball Road
Other Parcel Info.:
Tax ID Number: 91 161.01 Jurisdiction: County
Size of Tract: 7.357 acres
Accessibility: Access is via Schaad Road (under construction), a minor arterial street with 4 travel lanes and median within 102 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - A (Agricultural)
South: Agriculture/forestry/vacant - A (Agricultural), PR (Planned Residential) up to 3 du/ac
East: Rural residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)
Proposed Use: Density: 4.48 du/ac
Sector Plan: Northwest County Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 BALL 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: MU-SD (Mixed Use Special District), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Igor Cheban - Schaad Road

No. of Lots Proposed: 33 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve on Road 'A' from K=25 to K=15 at STA 0+52
2. Reduce the minimum intersection spacing from 400 ft to 377 ft from the centerline of Road A to Lobetti Road.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum grade of a street from 12 percent to 15 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 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) No building permits may be issued until the Schaad Road improvements are completed between Lobetti Road and the terminus of Schaad Road to the east, as determined by Planning staff and Knox County Engineering and Public Works staff.
- 4) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located in the northeast corner of the property. If it is determined that this is a stream, the required stream buffers must be provided and lots may have to be eliminated. Changes to the location of dwelling units or the internal road system may require a new Concept Plan and Development Plan approval by the Planning Commission.
- 5) Providing a road stub-out to the property to the east with notification of future connection provided per section 3.04.C.2 of the Subdivision Regulations. The realignment of lots and the road alignment can be administratively approved by Planning staff and Knox County Engineering and Public Works during the design plan phase. If the potential stream referenced in condition #4 is determined to be a stream, the stub-out is not required.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: This proposal is for a residential subdivision with up to 33 attached houses on individual lots on approximately 7.357 acres (4.49 du/ac). The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in February 2023 (1-F-23-RZ).

ROAD STUB-OUT

Staff is recommending that a road stub-out be provided to the adjacent property to the east, 6140 Ball Road (parcel 091 16501). If approved, this condition is only applicable if the potential stream referenced in condition #4 is determined to be a wet weather conveyance. If it is determined to be a stream, a road connection between the two properties becomes less feasible. Extending Road 'A' to the northern lot line is not preferred as a stub-out because the adjoining lot is not large enough to be subdivided into enough lots to require a public right-of-way and, therefore, would not create the intended connectivity.

Access to the proposed subdivision is not ideal. It is right-in / right-out only because of the central median in Schaad Road and comes in at a 75-degree angle to Schaad Road to assist with traversing the steep grade down to the buildable area of the site. The stub-out will provide connectivity between adjacent developments and secondary access to both properties. The adjacent property has frontage on Ball Road and Schaad Road.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

Variance #1: The connecting vertical curve ("k value") is the transition of the grade of Road 'A' from 15 percent to 2 percent as it approaches the Schaad Road intersection. The lower the k value, the more abrupt the transition between the two road grades. At intersections with a classified street (collector or arterial), the minimum k value is 25, allowing a smoother transition from the smaller local road to the larger classified street. This larger k value also allows the classified street to be expanded in the future and to tie in grades of side streets more easily. For this request, the County does not anticipate the need for additional right-of-way acquisition and expansion of Schaad Road once it is complete, and the k value of 15 should not be a safety concern.

Variance #2: The minimum intersection spacing along an arterial street is 400 ft. Road 'A' is 377 ft from Lobetti Road to the west. Schaad Road is being constructed with a center median, making Road 'A' intersection function as right-in, right-out only. Oncoming traffic can only come from the east (westbound), rendering the 400 ft intersection separation less necessary for safety purposes.

Alternative Design Standard #1: The maximum road grade is 12 percent for local street, but the Planning Commission can approve up to 15 percent with the recommendation of Knox County Engineering and Public Works. The increased road grade is approximately 200-300 ft of the entry road. The road grade is less than 12 percent at the first residential lot.

Action: Approved with Conditions **Meeting Date:** 9/14/2023

Details of Action:

Summary of Action: Approve the variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

Date of Approval: 9/14/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**