

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SE-18-C Related File Number: 9-G-18-UR
Application Filed: 7/30/2018 Date of Revision:
Applicant: TRANS-SOUTH PROPERTIES GP

PROPERTY INFORMATION

General Location: North and south side of Glen Creek Rd., south of Millertown Pike.
Other Parcel Info.:
Tax ID Number: 60 H E 09901 & 10301 **Jurisdiction:** City
Size of Tract: 69.94 acres
Accessibility: Access is via Glen Creek Rd., a local boulevard type street with a pavement cross section consisting of two 18' wide driving lanes and a 10' wide median within a 70' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - RP-1 (Planned Residential)
South: Residences and vacant land - RB (General Residential) and RA (Low Density Residential)
East: Residences and vacant land - PR (Planned Residential) and RB (General Residential)
West: Railroad and creek - RP-1 (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.29 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 0 Glen Creek Rd
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: The Highlands at Clear Springs
No. of Lots Proposed: 160 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject 16 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Obtaining approval of the right-of-way closure of the portions of Glen Creek Rd. and Autumn Creek Dr. that will be modified by this proposed subdivision.
4. The proposed subdivision name is subject to approval by Planning Commission staff. The change in the name of the subdivision will have to occur at a clear transition point between the subdivisions
5. Implementation of the recommended improvements from the Traffic Impact Study prepared by Ajax Engineering, last revised on August 6, 2018, and as approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The final design details for the right turn lane into the subdivision on Millertown Pike are subject to approval by the Knox County Department of Engineering and Public Works. The right turn lane shall be installed prior to a final plat for this subdivision being submitted for review to the Planning Commission.
6. The street connection between Clear Springs Plantation and the Meadows at Millertown subdivision (extension of Parasol Ln. to Autumn Creek Dr) which was a part of the original subdivision approvals shall be completed prior to a final plat for this subdivision being submitted for review by the Planning Commission.
7. As-built drawings for the previous phases of Clear Springs Plantation shall be submitted to the Knoxville Department of Engineering for review and certification for compliance with the design plan approvals. This certification is required prior to design plan approval for this proposed phase of the subdivision.
8. Verifying during the design plan stage of the subdivision that the proposed street design meets AASHTO standards, subject to review and approval by the Knoxville Department of Engineering.
- 9.. Providing certification to the Knoxville Department of Engineering during design plan review that all lots meet sight distance requirements and identifying any sight distance easements that may be need in order to comply with this requirement. Any required sight distance easements shall be identified on the final plat.
10. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
11. Submitting an amenities plan for the use of the common area to Planning Commission staff for review and approval prior to approval of the design plan.
12. During the design plan stage of the subdivision review the applicant shall work with the Knoxville Department of Engineering and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Clearing may be allowed in this area for approved amenity areas. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
13. Meeting all applicable requirements of the Knoxville Department of Engineering.
14. Review and approval of the grading plan for this site by the Tennessee Valley Authority and Knoxville Utilities Board prior to the issuance of a grading permit for this project.
15. 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 and drainage facilities.

16. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

The original concept plan for Clear Springs Plantation was approved by the Planning Commission on April 14, 2005 for a total of 262. Approximately 125 lots have been created within the early phases of the subdivision. The concept plan that covered this portion of the subdivision expired several years ago. The applicant is requesting approval of 160 lots on this remaining 69.94 acre tract at a density of 2.29 du/ac. The zoning is approved for up to 3 du/ac. The applicant has laid out the subdivision to stay off the steeper portions of the site with 23.11 acres being identified as common area (33% of the site).

A Traffic Impact Study was prepared by Ajax Engineering for the proposed subdivision. While the subdivision is located within the City of Knoxville, the street connection out to Millertown Pike is outside of City limits and is subject to review and approval by the Knox County Department of Engineering and Public Works. The study recommends a right turn lane into the development at Millertown Pike. Staff is recommending that the right turn lane be installed prior to a final plat for this subdivision being submitted for review to the Planning Commission.

Action:

Approved

Meeting Date: 9/13/2018

Details of Action:

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Summary of Action: APPROVE the Concept Plan subject 16 conditions
Date of Approval: 9/13/2018 **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:**