

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SF-18-C **Related File Number:** 9-H-18-UR
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Southwest side of Bryant Ln., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 105 & 106 **Jurisdiction:** County
Size of Tract: 16.1 acres
Accessibility: Access is via Blackberry Ridge Blvd., a local street with a 26' pavement width within a 50' right-of-way with access out to Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 60' right-of-way (88' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - PR (Planned Residential) / TO (Technology Overlay)
South: Residences and vacant land - PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential)
East: Pellissippi State - BP (Business and Technology) / TO (Technology Overlay)
West: Laurel Ridge Subdivision under construction - PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.795 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2521 Bryant Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
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: Laurel Ridge - Unit 3

No. of Lots Proposed: 45 No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve variance on Road B at STA 7+61.35, from 250' to 125'.
2. Reverse curve tangent variance on Road B at STA 0+69.68, from 50' to 47.17'.
3. Reduction of the intersection right-of-way radius on the west side of the intersection of Blackberry Ridge Blvd. and Hardin Valley Rd., from 25' to 17.3'.

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 variances 1-3 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 13 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 Knox County (Ord 91-1-102).
3. Obtaining approval from Knox County Commission of the right-of-way/street closure for the portion of Bryant Ln. that extends into this property. This right-of-way must be closed and ownership transferred prior to submission of a final plat for this unit of the subdivision.
4. During the design plan stage of the subdivision, working out the details and timing with the Knox County Department of Engineering and Public Works of the turnaround improvements for the northern terminus of Bryant Ln. Access from Laurel Ridge Subdivision to Bryant Ln. shall be prohibited.
5. Revising the intersection grade for the street profile for Road F at Road B so that the sidewalk crosswalk does not exceed a 1% cross slope.
6. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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 sidewalks.
7. Implementation of the recommendations outlined in the Transportation Impact Study for Laurel Ridge - Phase 3 prepared by Ajax Engineering (revised on October 22, 2018) as approved by the Knox County Department of Engineering and Public Works.
8. Prior to the submission of a final plat for this unit of the subdivision, obtaining approval of and recording a final plat that: a) establishes the right-of-way intersection corner radii for the intersection of Blackberry Ridge Blvd. and Hardin Valley Rd.; and b) provides the right-of way that is needed between Lot 1 and the Common Area in Laurel Ridge Phase 1 of the subdivision that will connect with the right-of-way for Bellefonte Drive in Hardin Valley West Subdivision located to the east. This connection was a requirement under the original approval for this subdivision.
9. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
10. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. On the final plat for this unit of the subdivision, include the line of sight easements across Lots 20 and 28 as required by the Knox County Department of Engineering and Public Works.

13. 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 applicant is proposing to subdivide this 16.1 acre tract into 45 lots as an addition to the Laurel Ridge Subdivision which is currently under construction. This proposed phase of the subdivision will have a density of 2.795 du/ac. With this additional phase, there will be a total of 242 lots for the subdivision.

Access to the site is via Blackberry Ridge Blvd., a local street with access out to Hardin Valley Rd., a minor arterial street. There will be no access to this site from Bryant Ln. The Knox County Commission had approved the rezoning of this property to PR (Planned Residential) at a density of up to 3.06 du/ac on May 29, 2018.

An updated Transportation Impact Study was prepared for the Laurel Ridge - Phase 3 subdivision by Ajax Engineering (revised date of October 22, 2018). A copy of the Executive Summary is attached.

Action:

Approved as Modified

Meeting Date: 11/8/2018

Details of Action:

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 Knox County (Ord 91-1-102).
3. Obtaining approval from Knox County Commission of the right-of-way/street closure for the portion of Bryant Ln. that extends into this property. This right-of-way must be closed and ownership transferred prior to submission of a final plat for this unit of the subdivision.
4. During the design plan stage of the subdivision, working out the details and timing with the Knox County Department of Engineering and Public Works of the turnaround improvements for the northern terminus of Bryant Ln. Access from Laurel Ridge Subdivision to Bryant Ln. shall be prohibited.
5. (Modified by MPC) Revising the intersection grade for the street profile for Road F at Road B so that the sidewalk crosswalk meets ADA specifications.
6. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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 sidewalks.
7. Implementation of the recommendations outlined in the Transportation Impact Study for Laurel Ridge - Phase 3 prepared by Ajax Engineering (revised on October 22, 2018) as approved by the Knox County Department of Engineering and Public Works.
8. Prior to the submission of a final plat for this unit of the subdivision, obtaining approval of and recording a final plat that: a) establishes the right-of-way intersection corner radii for the intersection of Blackberry Ridge Blvd. and Hardin Valley Rd.; and b) provides the right-of way that is needed between Lot 1 and the Common Area in Laurel Ridge Phase 1 of the subdivision that will connect with the right-of-way for Bellefonte Drive in Hardin Valley West Subdivision located to the east. This connection was a requirement under the original approval for this subdivision.
9. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
10. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. On the final plat for this unit of the subdivision, include the line of sight easements across Lots 20 and 28 as required by the Knox County Department of Engineering and Public Works.
13. 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.
14. (Added by MPC) Add a 30 foot landscape buffer easement to the rear of Lot 12 and to the side yard in common with the stormwater easement.

Summary of Action:

APPROVE variances 1-3 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 14 conditions

Date of Approval:

11/8/2018

Date of Denial:

Postponements:

9/13/2018,
10/11/2018

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: