

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 11-SE-24-C                      Related File Number: 11-H-24-DP  
Application Filed: 10/1/2024                      Date of Revision:  
Applicant: HEARTLAND DEVELOPMENT, LLC

## PROPERTY INFORMATION

General Location: East side of Pickens Gap Rd, south of Tarklin Valley Rd  
Other Parcel Info.:  
Tax ID Number: 150 044, 04402, 04403, 04404 OTHER: 04405, 04406, 0      Jurisdiction: County  
Size of Tract: 84.56 acres  
Accessibility: Access is via Pickens Gap Road, a minor collector road with a 17-22 ft pavement width within a 50-75 ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural), RB (General Residential)  
South: Single family residential, rural residential, agriculture/forestry/vacant land- A (Agricultural)  
East: Agriculture/forestry/vacant land - A (Agricultural)  
West: Single family residential, rural residential - A (Agricultural)  
Proposed Use: Single family residential subdivision                      Density: 1.99 du/ac  
Planning Sector: South County                      Plan Designation: RL (Rural Living), RC (Rural Conservation), HP (Hillside Rid)  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 0 PICKENS GAP RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) < 2 du/ac  
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: Pickens Gap Rd Subdivision

No. of Lots Proposed: 169      No. of Lots Approved: 0

Variations Requested: VARIANCES  
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft between STA 6+27.10 and 7+72.15.
2. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft between STA 11+07.01 and 12+64.09.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the maximum intersection grade from 1% to 1.75% on Road-F at Road-E.

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 alternative design standards 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 14 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) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Implementing the recommendations of Pickens Gap Road Subdivision Transportation Impact Study (TIS) (AJAX Engineering, 10/31/2024) as required by Knox County Engineering and Public Works during the design plan phase, including but not limited to widening the Pickens Gap Road pavement to a minimum of 18.5 ft from Road-A to the Tarklin Valley Road intersection and restricting exiting traffic to right-out only onto Pickens Gap Road by installing curbed channelization. If Pickens Gap Road cannot be widened as required, a new concept plan application is required to modify this condition and/or move the access point closer to the Tarklin Valley Road intersection.
- 5) Entering into a memorandum of understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 6) Maintaining a 35 ft non-disturbance buffer and installing a Type 'B' landscape screen (Exhibit C) where there is no existing vegetation along the northern boundary of the development per the condition of the PR (Planned Residential) zone (4-V-24-RZ). The detailed landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.
- 7) High visibility fencing must be installed along the 35 ft non-disturbance buffer before clearing and grading activities begin and maintained until site and building construction are complete.
- 8) Provide a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream north of Road-E and Road-F. The required stream buffers must be provided if this is determined to be a stream. If Road-E and Road-F are realigned around the stream, a new concept plan application may be required.
- 9) Providing a turnaround at the terminus of Road-A per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 10) Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any

driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.

11) Certifying that the required sight distance is available along Pickens Gap Road in both directions at the Road-A intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.

12) Meet all applicable requirements of the Knox County Zoning Ordinance.

13) Meet all applicable requirements of the Knox County Department of Engineering and Public Works.

14) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

**Comments:**

This proposal is for a 169-lot detached residential subdivision on this 84.56-acre property at a 1.99 du/ac density. The development includes 161 lots in the main part of the subdivision and 8 estate lots that include the existing house and 7 additional large lots on the ridges. The development has one new road access to Pickens Gap Road and will retain one existing driveway that services 7 estate lots. The property was rezoned from RB (Agricultural) and A (Agricultural) to PR(k) (Planned Residential) < 2 du/ac in June 2024 (4-V-24-RZ). The rezoning was approved subject to two conditions: 1) There can be no grading within the 35' non-disturbance vegetation zone along the north property line, and 2) where there is no existing vegetation (trees) in the 35' non-disturbance vegetation zone, provide a type B landscape screen is required.

**TRANSPORTATION IMPACT STUDY (TIS)**

The TIS studied the impact of the additional traffic at the proposed access points on Pickens Gap Road, the intersection of Pickens Gap Road and Tarklin Valley Road, and the Pickens Gap Road pavement width. The TIS concludes that the minimum pavement width for Pickens Gap Road is 18.5 ft for the existing and projected traffic. The existing pavement width varies along the site's frontage. This TIS states the measured width is 17 to 25.1 ft from the proposed access (Road-A) to the Tarklin Valley Road intersection and as narrow as 15.4 ft south of the property. Because of the narrowness of Pickens Gap Road to the south, the TIS recommends channelizing the exit only to allow right turns onto Pickens Gap Road. The Staff recommends that the Pickens Gap Road pavement be widened to a minimum of 18.5 ft from Road-A to the Tarklin Valley Road intersection and curbed channelization at the exit as the TIS recommends. In addition, if Pickens Gap Road cannot be widened to 18.5 ft, a new concept plan application is required to modify the road width condition and/or move the access point closer to the Tarklin Valley Road intersection.

**ALTERNATIVE DESIGN STANDARDS**

The applicant requests to reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road-A at two points. The justification provided by the applicant is that the smaller horizontal radius will allow the road to better adapt to the abrupt topography of the site while serving as a traffic calming measure. In addition, sight distance easements are required through the inside of curves with less than 250 ft radius to ensure sight lines remain clear. The applicant also requests to increase the maximum intersection grade from 1% to 1.75% on Road-F at Road-E to better manage drainage to a low point in Road-F near the intersection.

**Action:** Approved with Conditions **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the alternative design standards 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 14 conditions.

**Date of Approval:** 11/14/2024 **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:**

