

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SB-24-C Related File Number: 12-C-24-DP
Application Filed: 10/24/2024 Date of Revision:
Applicant: JOSH SANDERSON

PROPERTY INFORMATION

General Location: East side of Swafford Rd, south of Guinn Rd
Other Parcel Info.:
Tax ID Number: 103 073 (PART OF) Jurisdiction: County
Size of Tract: 50.54 acres
Accessibility: Access is via Swafford Road, a local street with a pavement width that varies from 17-19 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use: North: Agriculture/forestry/vacant land, rural residential, single family residential, public/quasi-public land (church and cemetery) - A (Agricultural)
South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant land, Beaver Creek - A (Agricultural), PR (Planned Residential) up to 3 du/ac, F (Floodway), TO (Technology Overlay)
West: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac
Proposed Use: Detached residential subdivision Density: 1.5 du/ac
Planning Sector: Northwest County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 3324 SWAFFORD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac, F (Floodway)
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: Rowland Manor

No. of Lots Proposed: 70 No. of Lots Approved: 0

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1) Reduce the minimum horizontal curve on Road 'A' from 250 ft to 200 ft at STA 10+35 to 12+37

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

- 1) Increase the maximum intersection grade at the intersection of Road 'A' at Swafford Road from 1.00 percent to 2.13 percent at STA 0+50.00
- 2) Increase the maximum intersection grade at the intersection of Road 'A' at Road 'B' from 1.00 percent to 3.00 percent at STA 0+50.0
- 3) Increase the maximum intersection grade at the intersection of Road 'B' at Road 'C' from 1.00 percent to 3.00 percent at STA 0+58.0
- 4) Increase the maximum intersection grade at the intersection of Road 'D' at Road 'A' from 1.00 percent to 2.00 percent at STA 5+33.67
- 5) Increase the maximum intersection grade at the intersection of Road 'E' at Road 'A' from 1 percent to 3.00 percent at STA 6+00.98
- 6) Increase the maximum intersection grade at the intersection of Road 'F' at Road 'A' from 1 percent to 1.90 percent at STA 6+75.00

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 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 17 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. Implement the recommendations of the Rowland Manor (aka Rowland Farm) Traffic Impact Study (TIS) (Cannon and Cannon, 11/25/2024) as required by Knox County Engineering and Public Works during the design plan phase (see Exhibit B). If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
 - 4. Any request for additional residential lots (dwellings) shall require an update to the full TIS, including all identified intersections and road segments to be submitted with the applicable application. The traffic counts must be updated if the existing counts are older than one year.
 - 5. No more than 150 lots may be platted before a second access point is available for public use that is adequate to handle the proposed development.
 - 6. Certifying that the required sight distance has been obtained in both directions along Swafford Road at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
 - 7. Entering into an MOU 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). The cost of these improvements is the responsibility of the property owner.
 - 8. 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 an 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.
 - 9. Providing the acreage zoned PR (Planned Residential) and F (Floodway) separately on the final

plat.

10. All detention ponds must be located on a common area lot.

11. Providing a sight distance easement through the horizontal curve radius less than 250 ft and through lots 66 and 67 to maintain 250 ft of intersection sight distance looking west on Road 'A' at the Road 'C' intersection, 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.

12. Install sidewalks on all internal road segments projected to have 1,000 average daily trips (ADT) or more based on the property's full buildout potential. Knox County Engineering and Public Works will determine the location of the sidewalks during the design plan phase. Any sidewalks installed that are not required by Knox County Engineering and Public Works must be maintained by the homeowners association.

13. The driveway on lot 63 must meet the intersection spacing requirements of Article 3, Section 3.51.02.C. of the Knox County Zoning Ordinance.

14. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

15. Meeting all applicable requirements of the Knox County Zoning Ordinance.

16. 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.

17. [ADDED 12/10/2024] Widening Swafford Road to a minimum pavement width of 18 ft between the Road 'A' and Guinn Road intersections, per the requirements of Knox County Engineering and Public Works during the design plan phase.

Comments:

REVISION (12/10/2024) -- Condition #17 was added to ensure the pavement width of Swafford Road is a minimum of 18 ft between Road 'A' and Guinn Road.

This proposal is phase 1 of the Rowland Farm Subdivision, which includes 70 detached residential house lots on 50.54 acres of this 250-acre site. The existing house is part of the neighborhood amenity that includes 5 acres surrounding it and 7 acres across the street with several hundred feet of frontage along Beaver Creek and a large, flat floodplain. Approximately 3.75 acres of Phase 1 are in the F (Floodway) zone district, leaving approximately 46.8 acres zoned PR up to 3 du/ac.

Access is via Swafford Road, approximately 350 ft south of Guinn Road. Staff is recommending a condition that no more than 150 lots be platted before a second access point is available for public use that is adequate to handle the proposed development.

Action: Approved with Conditions **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Approve the 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 17 conditions.

Date of Approval: 12/12/2024 **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:**