CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SC-24-C Related File Number: 5-A-24-SU

Application Filed: 3/25/2024 Date of Revision:

Applicant: LEAH METCALF



PROPERTY INFORMATION

General Location: Northern terminus of Monterey Rd, north of Globe Dr, east side of Wilkerson Rd

Other Parcel Info.:

Tax ID Number: 68 P C 01418 Jurisdiction: City

Size of Tract: 8.048 acres

Accessibility: Access is via Monterey Road, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside

Protection Overlay)

South: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential

Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential

Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential

Neighborhood), HP (Hillside Protection Overlay)

Proposed Use: Duplexes in RN-1 Density:

Planning Sector: Northwest City Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 0 MONTEREY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Monterey Oaks Subdivision

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested: VARIANCE: None

ALTERNATIVE DESIGN STANDARD: None

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the concept plan for 6 lots, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Engineering Department.

2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

3. Connecting to sanitary sewer and meeting any other relevant utility provider requirements.

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

5. Placing a note on the final plat that lot 6 shall have access only via the internal street system.

6. Providing a street name that is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).

7. Ensuring that the development shall not exceed the land disturbance budget of the Hillside

Protection overlay or the previously disturbed area, whichever is greater.

This request is for a concept plan of a 6-lot subdivision on a 8.05-acre property in the RN-1 district, with a special use request for five duplexes proposed on individual lots. Two separate duplex designs are proposed for different lots, each of which is two-stories with front-facing garages.

BACKGROUND: The property had a concept plan approved in 2006 for 18 single-family detached lots (1-SD-06-C, revision 10-SE-06-C). Between 2007-2010, significant grading work and construction of a public right-of-way, Peppercorn Lane, was completed on the site. However, it was determined that the improvements did not meet the City of Knoxville's public street standards and would not be accepted by the City as a public street. The project was abandoned at that time and the right-of-way was put back into private ownership via street closure (12-A-12-SC and 12-B-12-SC). With a change of ownership, a revised concept plan was approved for this property in 2014 (1-SB-14-C, extension 5-A-16-OB), which expired in May 2018. The current proposal uses the same road layout that was constructed previously.

VERTICAL CURVES (K VALUE): Vertical curves of a street are designed based on the Rate of Vertical Curvature, K, referred to as K value. K value expresses the abruptness of the grade change in a single value. For subdivisions in the City of Knoxville, K values shall be determined directly from the American Association of State Highway and Transportation Officials (AASHTO) reference manual "A Policy on Geometric Design of Highways and Streets". For a design speed of 25 mph, which is typical for City subdivision streets, a minimum K value of 26 is required. Two locations on the current road have a K value below 26 (on Monterey Road where it intersects Peppercorn Way and at the approach to the culde-sac on the south end of Peppercorn Way). The applicant has proposed an alternative design speed of 15 mph and stated that this would be appropriate for the two locations that are at a near stop and/or low speed conditions (Exhibit B). The City of Knoxville Engineering Department has approved the road design. Streetlights are proposed to mitigate the lowered sight distance on the hills.

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

Details of Action:

Summary of Action: Approve the concept plan for 6 lots, subject to 7 conditions.

Date of Approval: 11/14/2024 **Date of Denial: Postponements:** 5/9/24, 6/13/24,

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7/11/24, 8/8/24, 9/12/24, 10/3/24

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:

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