

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SA-24-C **Related File Number:** 6-A-24-DP
Application Filed: 4/23/2024 **Date of Revision:**
Applicant: LEONARD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Snyder Rd, west side of Catlett Rd
Other Parcel Info.:
Tax ID Number: 130 160 **Jurisdiction:** County
Size of Tract: 10.2 acres
Accessibility: Access is proposed via Catlett Rd, a local street with a 20-ft pavement width 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, rural residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)
South: Rural residential - A (Agricultural)
East: Single family residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)
Proposed Use: **Density:** 3.23 du/ac
Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1141 CATLETT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 4.68 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

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

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Catlett Road Subdivision

No. of Lots Proposed: 33 **No. of Lots Approved:** 0

Variances Requested: VARIANCE:

1. Reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
None

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

1. Increase the grade from 1% to 1.5% at the intersection of roads A and B.
2. Increase the grade from 1% to 2% at the intersection of road B and Catlett road.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the requested variance to reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B, based on the following evidence of hardship.

1. The property is somewhat irregularly shaped and is challenging topographically. The most optimum location of proposed Road B happens to coincide with the steepest part of the property with the HP (Hillside Protection) designation.
2. The shape of the property and the location of the slope with respect to the proposed road is unique to the property and has not been created by any person having an interest in the property.
3. Granting this variance will not be detrimental to public safety, health, or welfare as the proposed reduction is in compliance with the AASHTO standard, as stated by the applicant.

Approve the concept plan subject to 7 conditions.

Staff Recomm. (Full):

1. During the design plan phase, provide a hydraulic determination of the blue line that appears on the USGS Quad Map. If this is determined as a blue line stream, appropriate buffers shall be provided. If the lot configuration changes because of any potential buffers, the revised site plan must be reviewed by Planning staff prior to approval of the design plan.
2. Provide a note on the final plat that states the driveways of lots 5, 7, and 12 shall meet the minimum corner clearance requirement of 50' from intersecting right-of-way lines.
3. Prior to the final plat application submission, remove the word "Road" from the subdivision name as road types cannot not be included in the subdivision name.
4. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
5. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
6. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
7. 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, and/or stormwater drainage systems.

Comments: This proposal is for a 33-lot subdivision for single-family houses on 10.2 acres at a density of 3.23 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 4.68 du/ac earlier this year (1-A-24-RZ). The (k) indicates a condition applied to the rezoning request. In this case, the condition added by the County Commission is that the density shall be limited to 4.68 du/ac. The property has frontage along Snyder Road and Catlett Road and access is provided only via Catlett Road.

VARIANCE:

The K value stands for Rate of Vertical Curvature, which is calculated as the length of vertical curve divided by the algebraic difference in percentage of grades. It is a design control used to measure

stopping sight distance on roadways. While the Subdivision Regulations require a subdivision in Knox County to have a fixed minimum K value of 25 for local streets, the AASHTO manual "A Policy on Geometric Design of Highways and Streets" has variable standards. The proposed K value reduction is in compliance with AASHTO standards, as stated by the applicant.

Action: Approved with Conditions **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the requested variance to reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B, based on the following evidence of hardship.

1. The property is somewhat irregularly shaped and is challenging topographically. The most optimum location of proposed Road B happens to coincide with the steepest part of the property with the HP (Hillside Protection) designation.
2. The shape of the property and the location of the slope with respect to the proposed road is unique to the property and has not been created by any person having an interest in the property.
3. Granting this variance will not be detrimental to public safety, health, or welfare as the proposed reduction is in compliance with the AASHTO standard, as stated by the applicant.

Approve the concept plan subject to 7 conditions.

Date of Approval: 6/13/2024 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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|------------------------------------|--|
| 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: |