

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 9-SD-24-C **Related File Number:** 9-F-24-DP
Application Filed: 7/29/2024 **Date of Revision:**
Applicant: RUSSELL F. MORRIS III (WJSW LLC)

PROPERTY INFORMATION

General Location: North side of W. Governor John Sevier Hwy, west of W. Dick Ford Ln.
Other Parcel Info.:
Tax ID Number: 137 013 **Jurisdiction:** County
Size of Tract: 9.74 acres
Accessibility: Access is via W Governor John Sevier Highway, a major arterial street with a 45-ft pavement width within a 160-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 - RA (Low Density Residential)
South: Single-family residential, rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant land, single-family residential - A (Agricultural)
West: Rural residential, single-family residential - A (Agricultural)
Proposed Use: 3.44 du/ac **Density:** 3.44 du/ac
Planning Sector: South County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 717 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 4 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: 717 W Governor John Sevier Highway
No. of Lots Proposed: 34 **No. of Lots Approved:** 0
Variances Requested: VARIANCE
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C1.
- 2) Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C2.

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

1. Reduce the minimum public right-of-way width from 50 ft to 40 ft for Road 'A' and Road 'B'.
2. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at W. Governor John Sevier Highway.
3. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Road 'B'.

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 11 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) Providing sight distance easements through the horizontal curve radii 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.
- 4) Providing a Type 'C' landscape screen (Exhibit B) along the northern boundary per the zoning condition, and along the western boundary shared with parcel 137 04002.
- 5) Providing screening along the western boundary shared with Kenneth Nelson (parcel 137 039). The applicant must consult with Mr. Nelson to determine a screening plan per the zoning condition. The screening plan must be reviewed and approved by Planning staff during the design plan phase. If the applicant and Mr. Nelson cannot agree to the screening plan, a Type 'B' landscape screen must be installed (Exhibit C).
- 6) Providing a transportation impact letter (TIL) to determine whether a westbound right turn lane on W. Governor John Sevier Highway is warranted at the subdivision access point. The TIL is to be reviewed and approved by the Tennessee Department of Transportation (TDOT) during the design plan phase.
- 7) 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.
- 8) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway frontage and install high-visibility tree protection fencing outside the critical root zone before clearing and grading activities begin per the zoning condition (7-G-24-RZ). The high visibility fencing must be maintained until the site and building construction are complete.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11) 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 34-lot detached residential subdivision on 9.88 acres at a density of 3.44 du/ac. In August 2024 (7-G-24-RZ), the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac with 4 conditions (see below). The Tennessee Department of Transportation (TDOT) is requiring a transportation impact letter (TIL) during the design plan phase to determine if a westbound right turn lane on Governor John Sevier Highway is required at the proposed entrance. If the turn lane is warranted, the existing guardrail may need to be modified to accommodate the turn lane.

ZONING CONDITIONS

- 1) Ensuring building height within 1,000 ft of W Governor John Sevier Highway shall not exceed 35 ft per TN Code § 54-17-115.
 - 2) Preserving and protecting the critical root zone of a 50-ft tree buffer along the highway corridor per the Governor John Sevier Scenic Highway Corridor Study.
 - 3) There will be a Type 'C' landscape screen on the northern boundary of the development.
 - 4) Developer will work with property owner on western boundary (Kenneth Nelson) to develop a plan for a landscape buffer along western boundary.
- The proposed concept plan and the recommended conditions of approval address the zoning conditions.

ALTERNATIVE DESIGN STANDARDS

The applicant requests to reduce the minimum horizontal curve radius from 250 ft to 100 ft for the two Road 'B' curves. The road is less than 1,000 ft long from the centerline of the cul-de-sacs at either end but is just over 1,000 ft to the curbline. Planning and County Engineering staff determined that the greater road length applies, which increases the radius requirement from 100 ft to 250 ft. The proposed 100 ft radius helps to reduce vehicle speeds and will not be a safety hazard with the required sight distance easements across the lots inside the curves.

Action: Approved with Conditions **Meeting Date:** 9/12/2024

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 11 conditions.

Date of Approval: 9/12/2024 **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:**