



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 6-SC-18-C

AGENDA ITEM #: 15

AGENDA DATE: 6/14/2018

▶ **SUBDIVISION:** GRASSY CREEK

▶ **APPLICANT/DEVELOPER:** GRASSY CREEK GENERAL PARTNERSHIP

OWNER(S): Grassy Creek General Partnership

TAX IDENTIFICATION: 79 03301, 03302 AND 04902

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6717 Oak Rdige Hwy

▶ **LOCATION:** South side of Oak Ridge Hwy., east and west side of Schaad Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 29.78 acres

▶ **ZONING:** CA (General Business) and CA (General Business) (k)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Nonresidential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - A (Agricultural) & CA (General Business)

South: Residences - A (Agricultural)

East: Residences and mixed businesses - A (Agricultural) & CA (General Business)

West: Vacant land and residence - A (Agricultural)

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Welroc Enterprises, LLC

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street at a transition between a 2 and 5 lane section within a 115' right-of-way, and Schaad Rd., a minor arterial street with 4 lanes and a center median within 112' of right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Intersection radii variance for a reduction of both the right-of-way and edge of pavement, from 75' to 25', at the intersection of Malone Creek Rd and Schaad Rd.
 2. Intersection radii variance for a reduction of both the right-of-way and edge of pavement, from 75' to 25', at the intersection of Malone Creek Rd and Kara Way.
 3. Reverse curve tangent variance on Kara Way at STA 2+30.87, from 50' to 21.91'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's shape and features restrict compliance with the Subdivision Regulations and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Revising the typical road cross sections for both Malone Creek Rd & Kara Way on the concept plan to include a 2' grass strip with the 5' sidewalk at the back of the curb or provide a 7' wide sidewalk at the back of the curb.
4. Installation of all sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by CDM Smith as revised through June 11, 2018 and as approved and required by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and Tennessee Department of Transportation (TDOT). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT during the design plan stage for the subdivision.
6. Access for Lots 1-5 is subject to approval by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT. Access for Lots 2-4 shall include a permanent cross access easement to allow access out to Kara Way.
7. Access for Lots 6-15 is limited to the access driveways identified on the approved concept plan with adjustments as may be required by the Knox County Department of Engineering and Public Works.
8. Adjustments to the required right-of-way and pavement design for Malone Creek Rd. and Kara Way will be required by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Obtaining all applicable permits from the Tennessee Department of Transportation for access to Oak Ridge Hwy.
11. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and stormwater system.
13. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

COMMENTS:

The applicant has submitted a concept plan for review and approval by the Planning Commission for this proposed commercial development located on the south side of Oak Ridge Hwy., and the east and west side of Schaad Rd. The concept plan is for the subdivision of this 29.78 acre tract into 15 commercial lots, common area, and includes two new public streets. One of the proposed streets (Malone Creek Rd.) will serve as a collector street providing a connection between Oak Ridge Hwy. and Schaad Rd. A local street connection (Kara Way) is also proposed between Oak Ridge Hwy. and the new collector street. The proposed street names identified on the concept plan will have to be changed in compliance with the Uniform Street Naming and Addressing System within Knox County.

The majority of this site was rezoned to CA (General Residential) subject to 4 conditions by Knox County Commission on June 26, 2017 (5-A-17-RZ). A use on review application (4-J-18-UR) for the conceptual master plan (condition of the rezoning approval) for the commercial development is also before the Planning Commission for consideration at this meeting.

Planning Commission staff has been working with the staff of the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering, Tennessee Department of Transportation, and the applicant and applicant's civil and traffic engineers in the review of this large and complex commercial development. While further adjustments to the required right-of-way and pavement design for Malone Creek Rd. and Kara Way will be required by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision, the proposed layout is acceptable for approval of the concept plan. The proposed street connections to Oak Ridge Hwy. are still subject to approval by TDOT through their permitting process. Any Subdivision Regulation variances that would be a result of TDOT's permit approval would have to be addressed during the final plat approval process. The final access design for Lots 3-5 is still subject to approval by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT. The applicant is requesting driveway connections to Oak Ridge Hwy that have not been agreed to by the City, County and State agencies. Access for Lots 2-4 shall include a permanent cross

access easement to allow access out to Kara Way.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.