



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 11-SD-19-C
11-H-19-UR

AGENDA ITEM #: 23
AGENDA DATE: 11/14/2019

▶ **SUBDIVISION:** BRANDYWINE AT PEPPER RIDGE

▶ **APPLICANT/DEVELOPER:** CHRIS SHARP / URBAN ENGINEERING

OWNER(S): Hughston Homes of Tennessee, LLC

TAX IDENTIFICATION: 117 011 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1808 N. Campbell Station Rd.

▶ **LOCATION:** East side of N.Campbell Station Rd., north of Yarnell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 20.1 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences - RA (Low Density Residential)
South: Vacant land and residences - RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land and residences - RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Chris Sharp / Urban Engineering, Inc.

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way (88' right-of-way required).

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

1. Reduce the vertical curve on Pepper Ridge Lane between STA 0+04.91 and 1+29.73 from a K value of 25 to a K value of 12.
2. Increase the street grade for Pepper Ridge Lane from a maximum of 12% to 12.28% as identified on the street profile.
3. Reduce the minimum lot depth for double frontage lots from 150' to the distances shown (111.2' - 125.7') on the concept plan.

APPROVED WAIVER BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waiver for Road A at Road B, from 1% up to 1.85%.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
 3. Grading the frontage along N. Campbell Station Road to accommodate a future sidewalk. The details for this requirement shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision review process.
 4. During the design plan stage of the subdivision review process work with the Knox County Department of Engineering and Public Works and Planning staff on changes to the final design of the private right-of-way serving Lots 14-17. A detailed grading plan for access and building sites, including driveway profiles shall be provided. Driveway grades shall not exceed 15%.
 5. The boundary for the "Undisturbed Preservation Area" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect those preservation areas.
 6. On the final plat, the "Undisturbed Preservation Area" shall be clearly identified and the deeds for Lots 14-17 and the "Undisturbed Preservation Area" shall prohibit clearing and grading within that area.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd. at the subdivision entrance.
 9. Prior to final plat approval, create a homeowners association that will be responsible for maintaining the common areas and proposed stormwater control facilities.
 10. Placing a note on the final plat that all lots shall have access only to the internal street system.
 11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- ▶ **APPROVE** the request for up to 24 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along N Campbell Station Road, subject to 1 condition.
 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review.

COMMENTS:

The applicant is requesting approval of a Concept Plan for a 24 lot subdivision on this 20.1 acre site that is located on the east side of N. Campbell Station Rd., southwest of El Rancho Trail. The proposed density for the subdivision is 1.19 du/ac.

The Planning Commission had recommended the rezoning of this property to PR (Planned Residential) at a density up to 2 du/ac on May 11, 2017. The Knox County Commission approved the request at their meeting on July 24, 2017. The Planning Commission had previously approved a Concept Plan (6-SC-17-C / 6-K-17-UR) for this site for 27 lots on June 8, 2017. That Concept Plan has expired.

A major portion of this sites is located within the Hillside Protection Area. Approximately 79% of the site has slopes that exceed a fifteen percent grade. The Concept Plan has been designed to locate the street and majority of the lots on the northern portion of the site in the area that has grades less than 15%. The southern portion of the property with grades exceeding 40% has been identified on the plan as an "Undisturbed Preservation Area" This area includes approximately 7.5 acres which is approximately 37% of the property. Conditions are recommended that will provide protective measures for this area.

When the previous Concept Plan was approved for this subdivision, the 150' lot depth standard for double frontage lots was not a requirement within the Subdivision Regulations. Construction of the subdivision including the street layout began under the previous standards. In addition, the adoption of the 2018 Major Road Plan also changed the classification of N. Campbell Station Road increasing the right-of-way dedication requirement to 44' to the centerline of the street. Based on these conditions, it is staff's position that there is a true hardship in meeting the 150' lot depth standard and therefore staff is recommending approval of the requested variance.

The site is located within the parental responsibility zone for Hardin Valley Academy and Hardin Valley Middle School. Knox County Department of Engineering and Public Works has requested that instead of providing internal sidewalks for this smaller subdivision the developer should grade the site along the frontage of N. Campbell Station Road to accommodate a future sidewalk at that location.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 1.19 du/ac, which preserves the steepest slope areas, is compatible with other development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The proposed development with a density of 1.19 du/ac is consistent with the Sector Plan.
2. The majority of this site is located within the hillside protection area. The Concept Plan as proposed is protecting the steeper portions of the site and is consistent with the Knoxville-Knox County Hillside and Ridgetop Protection Plan.
3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 280 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

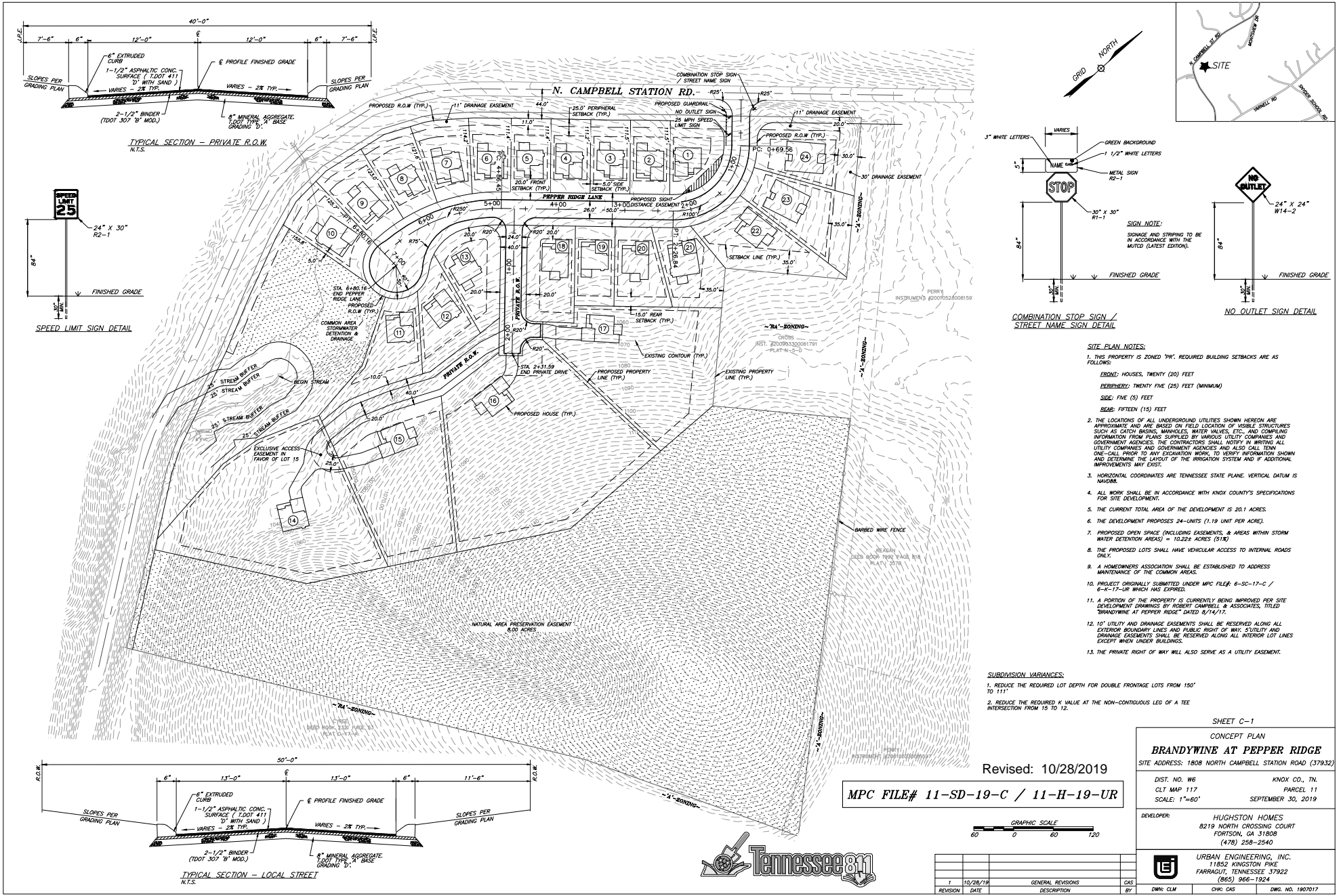
ESTIMATED STUDENT YIELD: 10 (public school children, grades K-12)

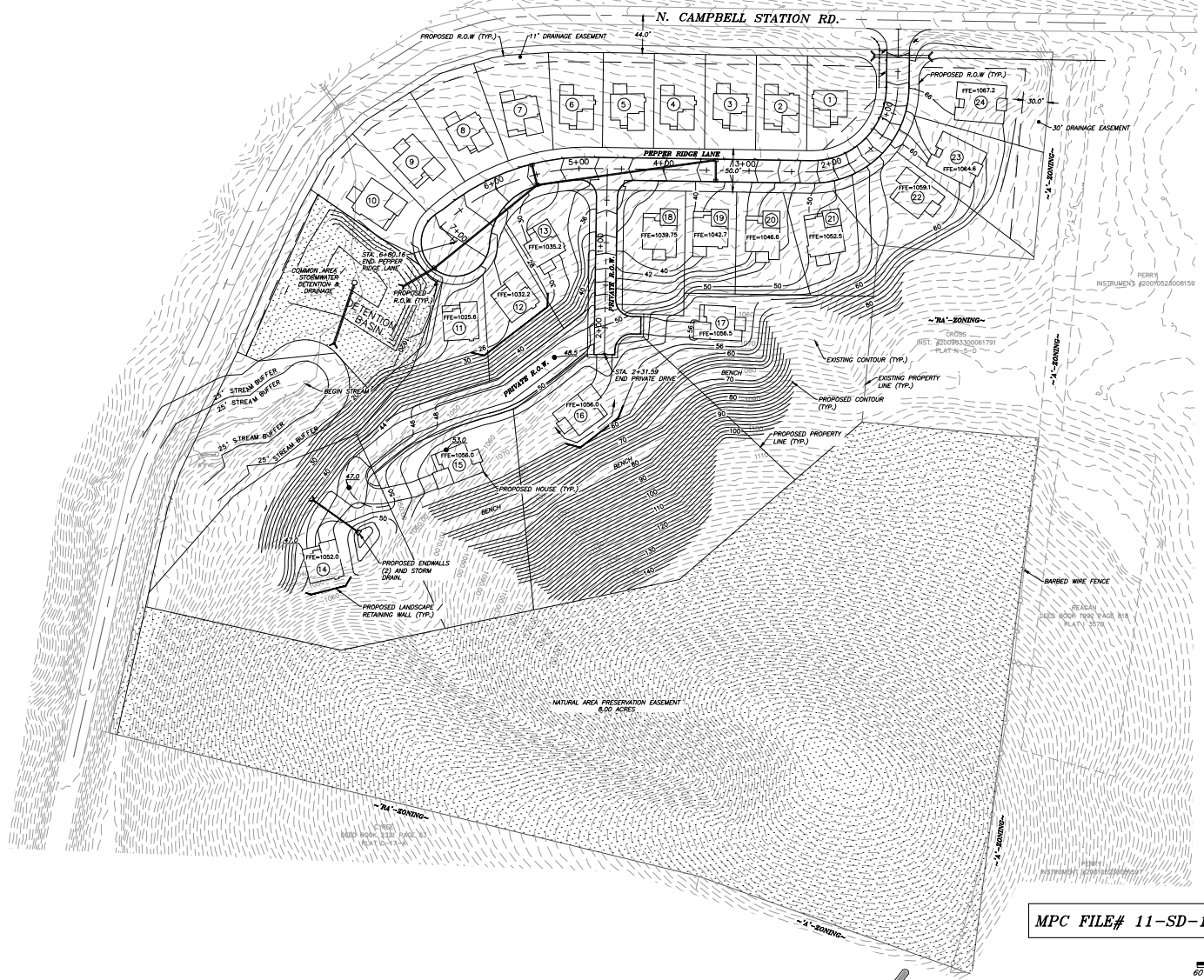
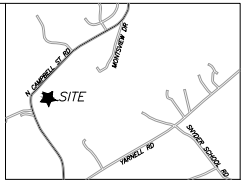
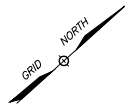
Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

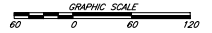




- GENERAL NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

Revised: 10/28/2019

MPC FILE# 11-SD-19-C / 11-H-19-UR



SHEET C-2

PRELIMINARY GRADING PLAN
BRANDYWINE AT PEPPER RIDGE
 SITE ADDRESS: 1808 NORTH CAMPBELL STATION ROAD (379332)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 117 PARCEL 11
 SCALE: 1"=60' SEPTEMBER 30, 2019

DEVELOPER: HUGHSTON HOMES
 8219 NORTH CROSSING COURT
 FORTSON, GA 31808
 (478) 258-2540

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARMGOUT, TENNESSEE 37922
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 1907017
1	10/28/19	GENERAL REVISIONS	CAS			



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Urban Engineering, Inc.

Applicant

9/30/19

11/14/19

11-SD-19-C (11-H-19-UR)

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934Z

Address

City

State

Zip

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Hughston Homes of Tennessee, LLC

8219 North Crossing Court

(478) 258-2540

Owner Name (if different)

Owner Address

Owner Phone

1808 N. Campbell Station Road

117 011

Property Address

Parcel ID

Campbell Station at Yarnell

20.1 Acres

(2A Lots)

General Location

Tract Size

County District 6

PR

Jurisdiction (specify district above)

- City
 County

Zoning District

Northwest County

LDR

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Residence

No

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Brandywine at Pepper Ridge

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:		TOTAL:
FEE 2:	1,220.00	
FEE 3:	0	
		1,220.00

AUTHORIZATION


Staff Signature

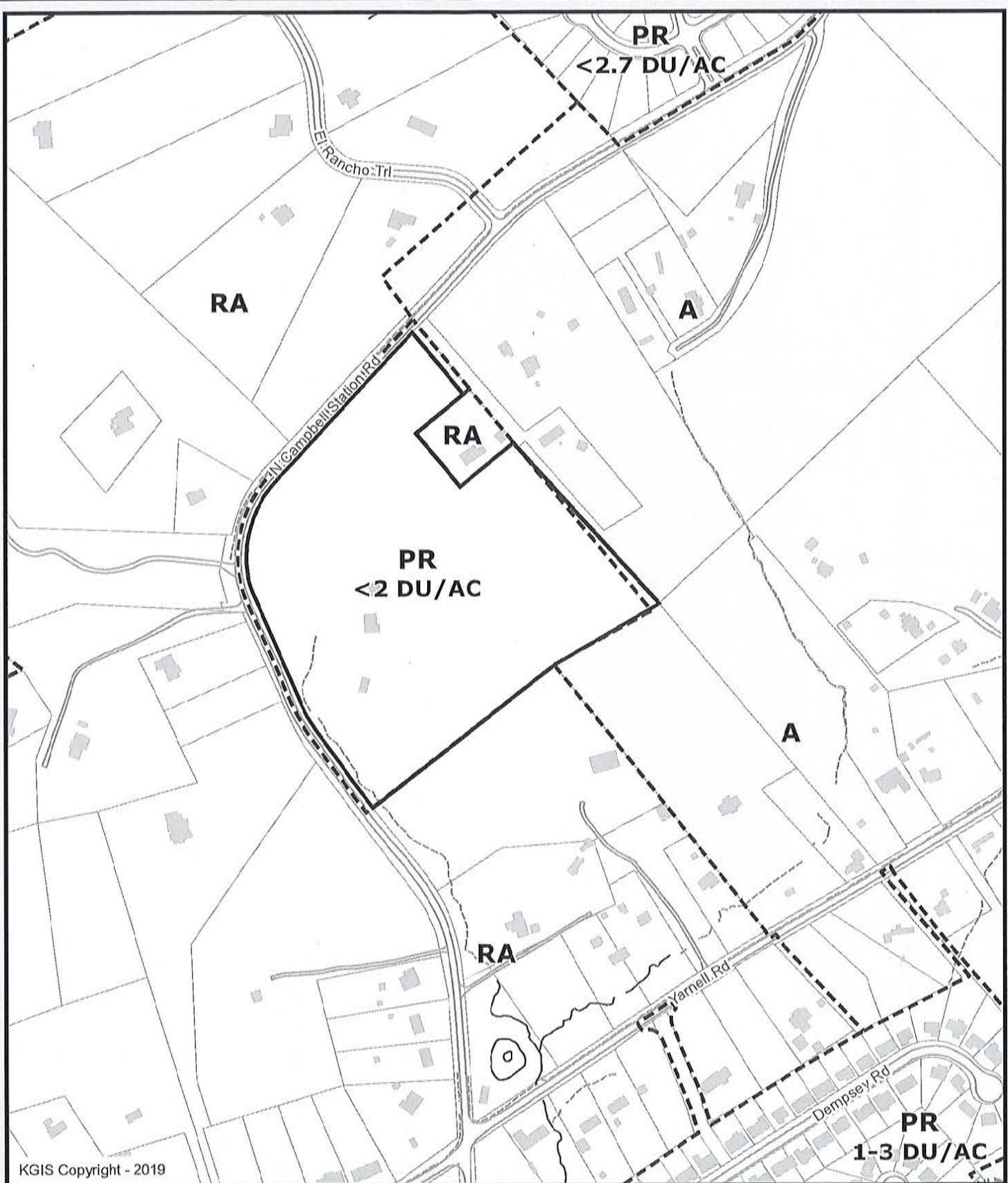

Please Print

9/30/19
Date


Applicant Signature

Christopher A. Sharp
Please Print

9/30/19
Date



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Letter Portrait

Printed: 9/30/2019 at 1:48:36 PM

Knoxville - Knox County - KUB Geographic Information System



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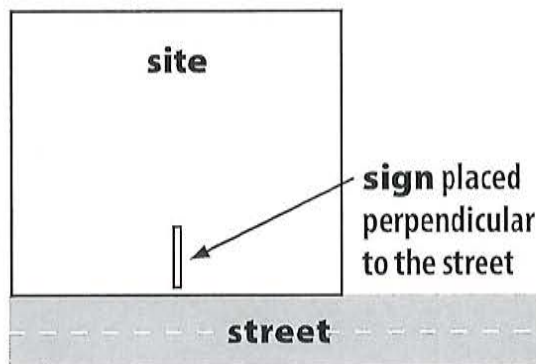
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

10/30/19 and 11/15/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ashley Russell

Printed Name: Ashley Russell

Phone: 865-966-1924 Email: _____

Date: 9-30-19

File Number: 11-5D-19-C (11-H-19-UR)