

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► FILE #:	5-SA-20-C	AGENDA ITEM #:	15
	5-A-20-UR	AGENDA DATE:	6/11/2020
POSTPONEMENT(S):	5/14/2020		
► SUBDIVISION:	THOMPSON MEADOWS		
► APPLICANT/DEVELOPER:	MESANA INVESTMENTS, LLC		
OWNER(S):	Tony R. & Don L. Davis		
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TAX IDENTIFICATION:	20 15801	<a href="#">View map on KGIS</a>	
JURISDICTION:	County Commission District 8		
STREET ADDRESS:	7711 Thompson School Rd.		
► LOCATION:	West side of Thompson School Rd., north of E. Emory Rd.		
SECTOR PLAN:	Northeast County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Beaver Creek		
► APPROXIMATE ACREAGE:	43.83 acres		
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► ZONING:	PR (Planned Residential)		
► EXISTING LAND USE:	Vacant land		
► PROPOSED USE:	Detached residential subdivision		
SURROUNDING LAND USE AND ZONING:	This area has been transitioning from a rural area to a residential area with small, single-family lots. Rezonings to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the east off of Tazewell Pike.		
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► NUMBER OF LOTS:	189		
SURVEYOR/ENGINEER:	Robert G Campbell & Associates		
ACCESSIBILITY:	Access is via Thompson School Road, a major collector 18.6 feet of pavement within 60 feet of right-of-way.		
► SUBDIVISION VARIANCES REQUIRED:	VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:  1) Reduction of reverse curve tangent length from 50 feet to 14.22 feet, Road 'D' between curves C7 & C8. 2) Reduction of broken back curve tangent length from 150 feet to 144.45 feet, Road 'D' between curves C8 & C9. 3) Reduction of vertical curve K value from 25 to 17.8, Road 'A' (Bill Keaton Road) at STA 11+00.  ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:		

- 1) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C1.
- 2) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C2.
- 3) Reduction of horizontal curve radius from 250 feet to 150 feet - curve C4.

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**

- 1) Increase maximum intersection grade at both ends of Road 'B' from 1 percent to 3 percent.
- 2) Increase maximum intersection grade for Road 'C' at Road 'D' from 1 percent to 3 percent.

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**STAFF RECOMMENDATION:**

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

**APPROVE** alternate design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

**APPROVE** the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of Knox County Engineering and Public Works.
4. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation for crossing the "possible stream" with Road 'D'.
5. 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, recreational amenities and drainage system.
6. Providing a 200' sight distance easement in curves C4 (Bill Keaton Road) as identified on the Concept Plan.
7. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

- **APPROVE** the request for up to 189 detached dwellings on individual lots and a reduction of the peripheral setback to 30 ft, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Identifying common area on the Final Plat that is similarly distributed throughout the neighborhood as shown on the Concept Plan.
3. Providing accessible access to the common area park/playground to the rear (west) of lot 45-47, as required by Knox County Engineering and Public Works during design plan review.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

**COMMENTS:**

The proposed subdivision includes 189 lots for detached residential houses on 43.83 acres at a density of 4.3 dwelling units per acre. The subdivision will have access direct access to Thompson School Road and will connect to Bill Keaton Road in the Wheatmeadow subdivision to the north. The rezoning of the property from Agricultural (A) to Planned Residential (PR) up to 5 dwelling units per acre was approved on April 27th by County Commission after being deferred in March because the County Commission was canceled.

A Traffic Impact Letter (TIL) was submitted by the applicants engineer to determine if a turn lane is warranted on Thompson School Road at either the proposed access point or at Wheatmeadow Road, the access for the Wheatmeadow subdivision, since the two subdivisions will have an internal road connection. The TIL assumed a worst-case scenario of having all the traffic from both subdivisions using only the Wheatmeadow

Road access and determined that a turn lane is not required under this scenario, therefore, a turn lane would also not be required at the new access since the traffic will be split between the two access points.

A 50-foot access easement is being provided to the property north of the new access road (Davis - parcel 021-03701). This is being provided because once the new road is installed, this property will not be able to create a new road connection to Thompson School Road without a variance to reduce the minimum 300-ft distance between intersections. The property to the south of the entry road does not require an easement to connect to the new road because its right-of-way touches the property line. In addition, the property to the south can create a road connection to Thompson School Road without a variance and it can connect to two road stub outs in the subdivision to the southeast. The concept plan was revised after the May planning commission meeting to include two additional potential road connections to the adjacent properties, the terminus of Road 'D' now stubs out the Davis property to the southwest and there is a 50' future road access at the Road 'E' cul-de-sac to the Butler property to the west.

The subdivision has four common areas that can be feasibly used by the residents for different functions. The common are located behind lots 45-47 at the Road 'E' cul-de-sac is identified as a park/playground. Staff is recommending a condition that an accessible access to this common area be provided as required by Knox County Engineering and Public Works. The mail center has been moved to both sides of the entry road, adjacent to the first house lots in the neighborhood (lots 72 & 73). Sidewalks are not proposed within the subdivision and are not required according to the County's recently adopted sidewalk policy unless otherwise required by Knox County Engineering and Public Works in accordance with Knox County Code, Chapter 54, Article IV (Sidewalk Construction Standards for New Commercial Developments and Residential Developments Greater Than 5 Lots).

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. No improvements to Thompson School Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
3. An estimated 63 school aged children will live in this subdivision.

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

1. With the stated conditions, the 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.3 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**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:** 63 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

- 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.