

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 11-SE-20-C

AGENDA ITEM #: 33

11-J-20-UR

AGENDA DATE: 11/12/2020

► **SUBDIVISION:** STERCHI VILLAGE

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS

OWNER(S): Wide Horizons Development Company

TAX IDENTIFICATION: 57 12515 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6585 Fountain City Rd.

► **LOCATION:** West side of Fountain City Rd., west of Durham Park Ln.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Knob Fork Creek

► **APPROXIMATE ACREAGE:** 18.8 acres

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

► **EXISTING LAND USE:** Vacant land, Greenway

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)
South: Greenway, Residences / PR (Planned Residential)
East: Residence, Vacant land, Church, Public park / A (Agricultural), PR (Planned Residential), OS (Open Space)
West: Greenway, Residences / PR (Planned Residential)

► **NUMBER OF LOTS:** 43

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Fountain City Rd., a minor arterial street with 19' of pavement width within 50-60' of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCE

1) Reduce the minimum intersection spacing between Road 'A' and Durham Park Lane from 400 feet to 309 feet.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

1) Increase maximum intersection approach grade from 1% to 1.5 % for Road 'B' at Road 'A'

STAFF RECOMMENDATION:

- **APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing the easement for the existing greenway as shown on the development plan, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. REVISED: Certifying that the required sight distance is available at the Road 'A' intersection with Fountain City Road. The Road 'A' intersection may be moved if the required minimum 300-foot sight distance cannot be obtained at the location proposed, however, the access to Fountain City Road shall be in the same general location as shown on the Concept Plan. The sight distance certification documentation shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
5. REVISED: Increasing the horizontal curve radius for the second curve on Road 'A' coming from Fountain City Road, from 105 feet to a minimum of 200 feet at approximately STA 1+25, or as otherwise required during the design plan phase by Knox County Engineering and Public Works.
6. Providing the 25-foot common area strip along the Fountain City Road frontage, north of Road 'A', as shown on the Concept Plan.
7. Meeting all applicable requirements of Knox County Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Providing a drainage easement through the development for the stormwater from the existing cross drain under Fountain City Road, north of Durham Park Lane, as required by Knox County Engineering and Public Works during the design plan phase.
10. 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.
11. 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, drainage system and any recreational amenities.

- **APPROVE the development plan for 43 detached residential houses on individual lots, 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 Use on Review in a PR zoning district.

COMMENTS:

This proposal is for a 43-lot subdivision on 18.8 acres at a density of 2.29 du/ac. The property is zoned PR (Planned Residential) up to 5 du/ac and is part of the same PR zoning district that the surrounding Sterchi Village subdivision was developed in. The overall density within this PR district, including the existing and proposed subdivision, is less than 5 du/ac.

The proposed access to the site is located near the top of a crest in Fountain City Road. The sight distance study provided by the applicants engineer shows that the available sight distance is over 700 feet, however, the visibility of a 3.5' tall object is not possible all the way to the Road 'A' intersection. The applicants engineer believes sight distance is available and this can be shown when more accurate topography data is obtained.

A sidewalk is shown along the entire Fountain City Road frontage because the property is within .25 miles of a public facility. The Sterchi Greenway goes through the south side of this property, through the existing TVA and KUB powerline easements. The sidewalk along the Fountain City Road will connect to the greenway near the southeastern corner of the property.

----- SUMMARY OF REVISIONS (11/10/2020) -----

Condition #4 was revised to specifically state that the location of the Road 'A' intersection with Fountain City Road may be moved to obtain the required 300 feet of sight distance, if needed. However, the location of the access point is to be in the same general location as proposed on the Concept Plan and not moved to another location on the Fountain City Road frontage.

Condition #5 was added at the request of Knox County Engineering and Public Works to require the second horizontal curve on Road 'A' to be a minimum of 200 feet rather than 105 feet as proposed. The first horizontal

curve of 105 feet, however, is not required to be increased at this time but it may need to be increased if Knox County Engineering and Public Works determine a greater radius is needed for safety reasons during the design plan phase.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 2.29 du/ac is compatible with other development that has occurred in this area.
3. The sidewalk along Fountain City Road will provide access for the subdivision residents to the Sterchi Greenway that goes through the south portion of the property. The sidewalk will also allow pedestrians on the east side of Fountain City Road to more safely get to the greenway.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for low density residential uses with a maximum density 5 du/ac. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with a density of 2.29 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 478 (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: 15 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.