

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 10-SB-20-C  
10-C-20-UR

**AGENDA ITEM #:** 31  
**AGENDA DATE:** 10/8/2020

► **SUBDIVISION:** RIVER POINTE

► **APPLICANT/DEVELOPER:** FULTON PROPERTIES, LLC

**OWNER(S):** Roger & Cynthia Britton

**TAX IDENTIFICATION:** 52 01802 (PART OF) [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 1740 Number Two Dr.

► **LOCATION:** Southwest end of Number Two Dr., south of Mascot Rd.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Holston and French Broad

► **APPROXIMATE ACREAGE:** 20.21 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Public-quasi public land, single family residential, and rural residential / RA (Low Density Residential)  
South: Public-quasi public land / I (Industrial)  
East: Single family residential and agricultural/forestry/vacant / PR (Planned Residential)  
West: Agricultural/forestry/vacant and single family residential / A (Agricultural) and RA (Low Density Residential)

► **NUMBER OF LOTS:** 71

**SURVEYOR/ENGINEER:** Garrett Tucker / Robert G. Campbell & Associates, LP

**ACCESSIBILITY:** Number Two Drive is a local road with a pavement width of 14.6 feet inside a right-of-way of 50 feet.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES:

- 1) REDUCTION OF TANGENT LENGTH BETWEEN BROKENBACK CURVES ON ROAD 'A' FROM 150' TO 75.31'
- 2) REDUCTION OF INTERSECTION SPACING BETWEEN ROAD 'A' AND NUMBER FOUR DRIVE TO 37 FEET.

**ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

- 1) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT

**STATION 21+02 FROM 250' TO 125'**  
**2) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT**  
**STATION 24+59 FROM 250' TO 125'**

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

- 1) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'A' AND**  
**NUMBER TWO DRIVE FROM 1% TO 3%**
- 2) INCREASE MINIMUM INTERSECTION GRADE AT ROAD 'A' WITH**  
**ROAD 'A' FROM 1% TO 3%**

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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1-2 and alternate design standard 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

**APPROVE the Concept Plan subject to 10 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 (Ord 91-1-102).
3. Installation of all sidewalks required by the Knox County sidewalk ordinance (Ord 19-12-101) or as otherwise required by Knox County Engineering and Public Works.
4. Providing access to Old Mascot Cemetery from a public right-of-way either through the subject site or through the remainder of the Roger & Cynthia L Britton property (parcel 052-018.02), to be approved by Planning Commission staff and Knox County Engineering and Public Works before a final plat can be recorded to create lots for the River Pointe subdivision.
5. Implementation of the road improvement recommendations outlined in the Transportation Impact Study (TIS) prepared by Ajax Engineering (September 18, 2020), as revised, and reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works. 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 during the design plan stage for the subdivision and the required road improvements shall be completed prior to approval of the final plat for the subdivision.
6. Providing a sight distance easement of 200 ft (centerline-to-centerline) across the common area lot adjacent to lots 58 & 59.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. 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, sidewalks and stormwater/drainage facilities.
10. Submitting the certification of design plan approval form to Planning Commission staff prior to final plat review by the Planning Commission or Planning staff, as required by the Knoxville-Knox County Subdivision Regulations (Section 2.08, Design Plan -- Major Subdivisions).

- **APPROVE the request for up to 71 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 25' for all property lines except common area in the northeast corner of the development, 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 in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to subdivide this 20.21-acre tract into 71 detached residential lots and common area at a density of 3.51 du/ac. This property was rezoned to PR at a density of up to 5 du/ac in September 2020 and is located on Number Two Drive in Mascot, just south of Mascot Baptist Church. The proposed subdivision will be served by a public street.

The Transportation Impact Study (TIS) for River Pointe Subdivision (Ajax Engineering) recommends several improvements to Number Two Drive, Library Drive, and the intersections at Mascot Road. Knox County Engineering and Public Works (EPW) will determine which of these improvements the applicant will be required to complete during the design plan phase.

There is an open, usable common area located on the inside of the Road 'A' curve, adjacent to lots 58 & 59. There is no specified use for this common area. The common area in the northeast portion of the property with access shown between lots 41 & 42, is proposed as a "community garden and open space recreation area."

The "Old Mascot Cemetery" is located adjacent to the southwest corner of this development currently has a platted right-of-way that is located partially through the subject property near its access to Number Two Drive. The rest of this platted right-of-way is on the remainder of the Britton property, which the subject property is being subdivided out of. The Concept Plan proposes a 25' easement that terminates to the rear of a property that is not currently owned by the applicant needs to extend to a public right-of-way. The access to the cemetery is to be further refined during design plan review.

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

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. With the implementation of the road improvements outlined in the TIS, as required by Knox County Engineering and Public Works, the road system leading up to the proposed subdivision will be able to handle the projected additional traffic.
2. The proposed residential subdivision at a density of 3.51 du/ac, is consistent in use and density with the approved rezoning for the property (PR up to 5 du/ac).

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 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 uses with a maximum density of 5 du/ac. The proposed subdivision at a density of 3.51 du/ac is consistent with the sector plan.
2. This 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:** 24 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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.