

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 5-SC-21-C **AGENDA ITEM #:** 33  
**5-E-21-UR** **AGENDA DATE:** 5/13/2021

► **SUBDIVISION:** OLD CLINTON PK. DEVELOPMENT (NAME TBD)  
 ► **APPLICANT/DEVELOPER:** RUSSELL RACKLEY / HOMESTEAD LAND HOLDINGS, LLC  
**OWNER(S):** Karen Shafer

**TAX IDENTIFICATION:** 67 191 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 7125 Old Clinton Pk.

► **LOCATION:** South side of Old Clinton Pk., west side of Paddock Ln.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

► **APPROXIMATE ACREAGE:** 10 acres

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

► **EXISTING LAND USE:** Rural residential

► **PROPOSED USE:** Attached residential subdivision

**SURROUNDING LAND USE AND ZONING:** The subject property is located on the south side of Old Clinton Pike in an area with a mix of single family residential and office uses in the PR, A, and CB zones.

► **NUMBER OF LOTS:** 50

**SURVEYOR/ENGINEER:** Rackley Engineering

**ACCESSIBILITY:** Access is via Old Clinton Pike, a two lane minor collector road with 20ft of pavement width within 50ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** 1) REDUCE THE INTERSECTION SPACING BETWEEN THE NEW ROAD INTERSECTION AND PADDOCK LANE FROM 300-FT TO 197-FT.

## STAFF RECOMMENDATION:

► **APPROVE** the variance 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 variances 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing guest parking as shown on the Concept Plan with the final location and design to be approved by

Knox County Engineering and Public Works during the design plan phase.

4. Providing a 25-FT common area on the final plat between Paddock Lane and any double frontage lot that has an average depth less than 135-FT per Section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations.
5. Installation of landscape screening to infill the spaces along the southwest boundary where trees will not be retained or currently do not exist, as shown on Sheet C103 and Exhibit A.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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.
10. 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.

► **APPROVE the development plan for up to 50 attached dwelling units on individual lots and a reduction of the peripheral setback from 35-FT to 20-FT along the Old Clinton Pike frontage and to 25-FT along the Paddock Lane frontage, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum number of lots must be verified based on the total acreage of the surveyed property. The total area of the site must be a minimum of 10 acres to allow 50 dwelling units as proposed.
- 3) Obtaining approval of PR (Planned Residential) zoning with a density up to 5 du/ac by Knox County Commission.

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

**COMMENTS:**

This proposal is for a 50-lot attached residential subdivision on 10 acres at a density of 5 du/ac. The rezoning of the property from RB (General Residential) to PR (Planned Residential) up to 5 du/ac is pending approval by Knox County Commission (4-B-21-RZ). Access to the site is from Old Clinton Pike and sidewalk will be required along this frontage because it is within the parental responsibility zone for Powell Middle School. The minimum lot frontage for attached residential can be reduced from 25-FT to 20-FT when guest parking is provided. There are 13 parallel parking spaces provided for guest on the western side of the entry road, opposite of the residential units.

The applicant is proposing additional landscape screening along the southwest property line to infill areas where either the existing trees cannot be retained or currently do not exist. The proposal is to use the "type B" landscape screening to infill as needed (see Exhibit A). This was agreed upon by the applicant after discussions with the adjacent property owners.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The rezoning of the property to PR up to 5 du/ac is pending approval by Knox County Commission and the proposed subdivision has a density of 5 du/ac.

B. The actual acreage of the property must be verified before the property is platted to determine if 50 dwelling units is compliant with the maximum 5 du/ac of the pending PR zoning.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed attached residential development is compatible with the development that front on Old Clinton Pike in the general area. The development immediately surrounding the property has several large lot residential properties to east and west, and a residential subdivision with typical lot sizes for detached houses to the south.

C The pending zoning of the property is PR up to 5 du/ac and the proposed subdivision has a density of 5 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family attached dwelling units are 2-stories tall which is a typical residential scale.

B. The development proposes additional landscape screening along the southern boundary and a 25' common area buffer along Paddock Lane frontage where existing vegetation will remain. The development does not encroach into the western portion of the property and will have little impact on those properties.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for single-family attached residential dwellings should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Old Clinton Pike which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 512 (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.

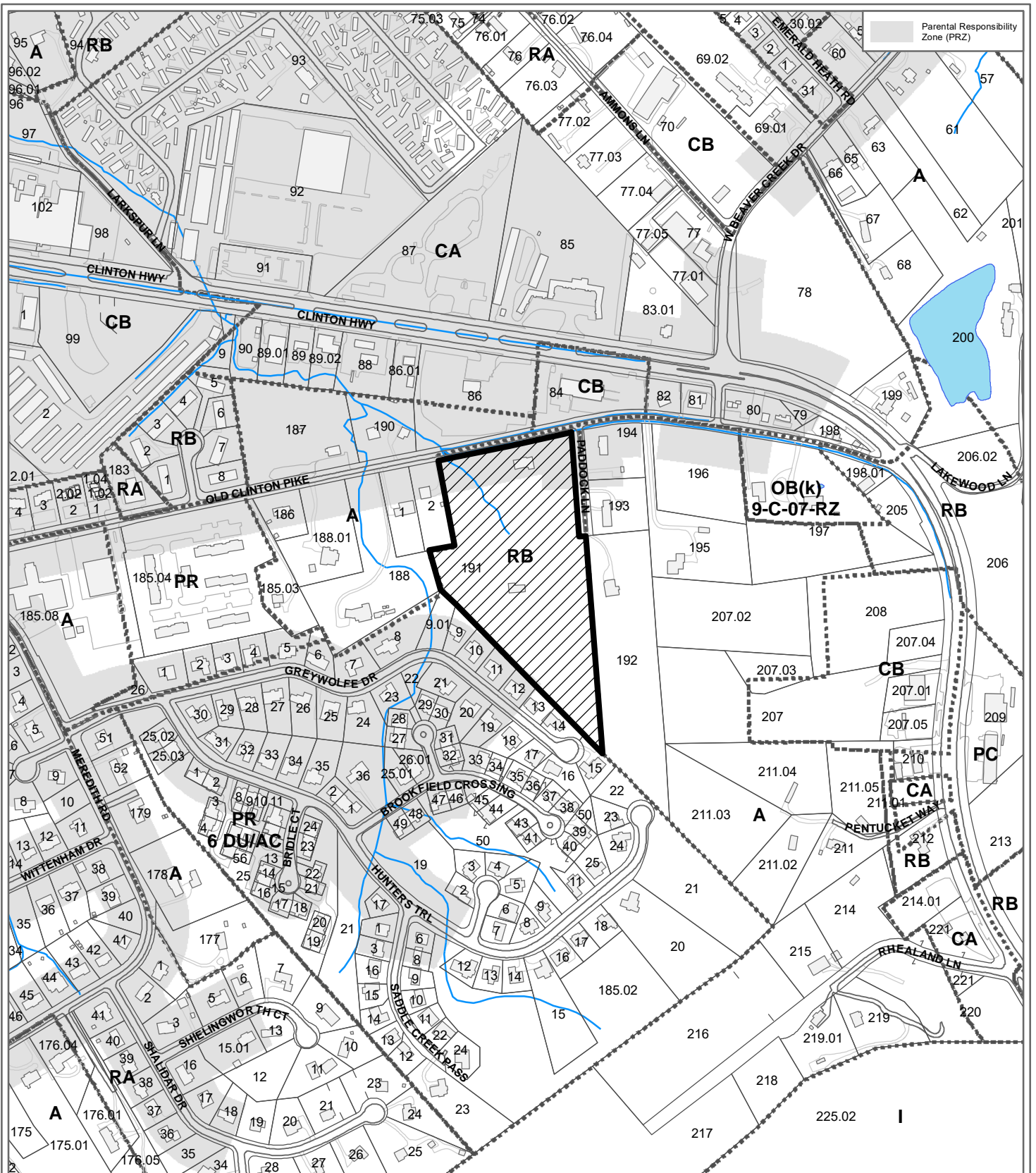
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns 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.



**5-SC-21-C / 5-E-21-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached residential subdivision in PR (Planned Residential) - pending

Original Print Date: 4/12/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Rackley / Homestead Land Holdings, LLC, Russell  
Old Clinton Pk. Development  
(name TBD)

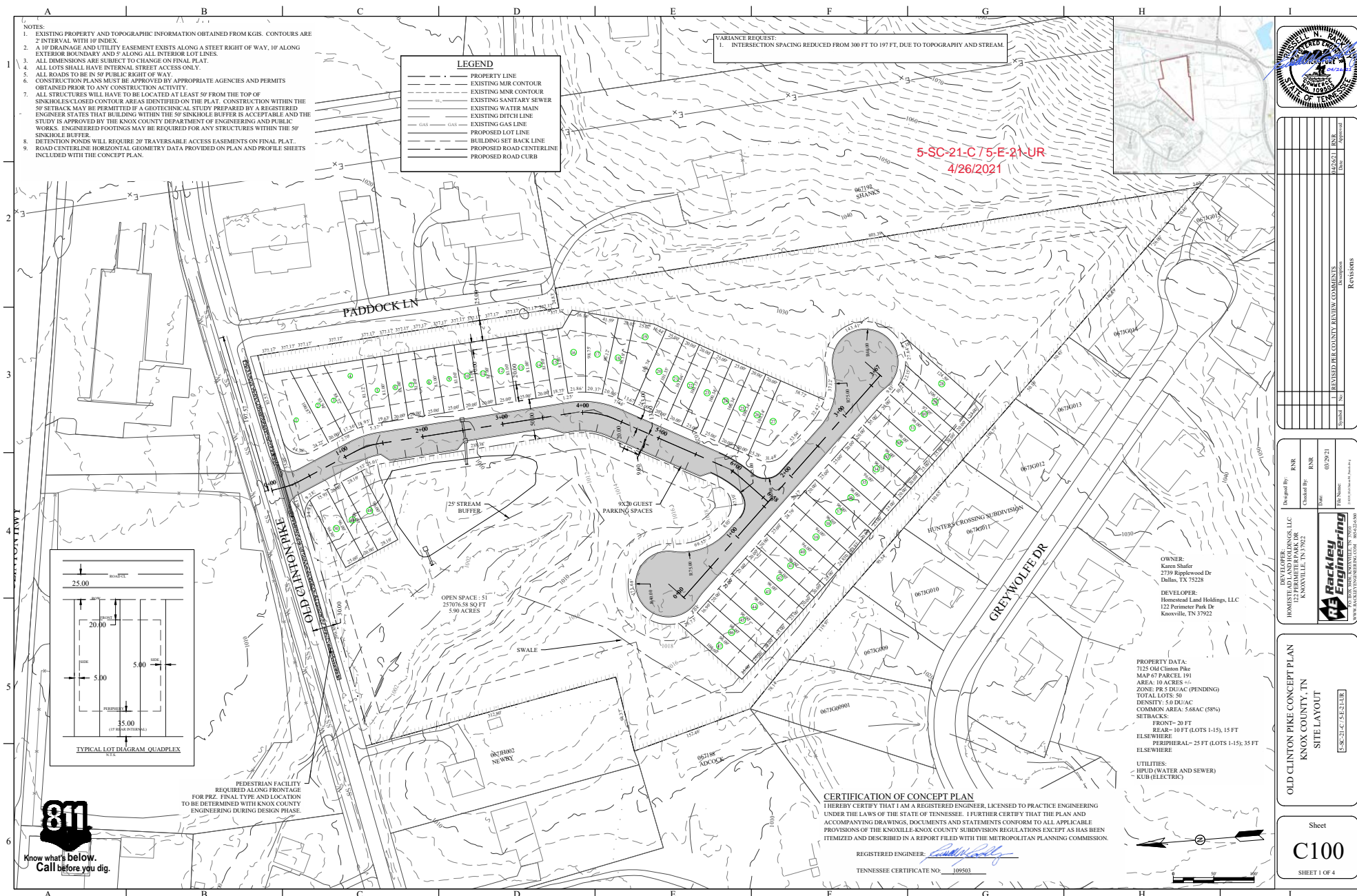
Map No: 67

Jurisdiction: County

0 500  
Feet





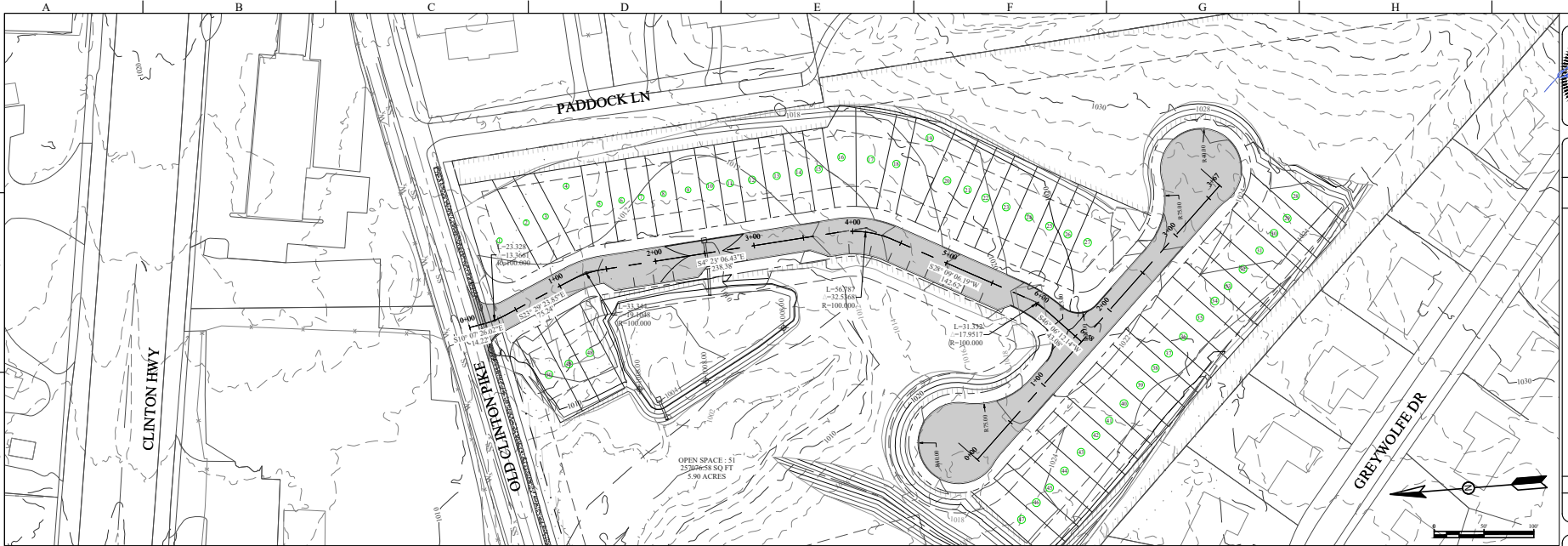
[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 12200 W. WILLOW CREEK DR. KNOXVILLE, TN 37922	Drawn By: RNR Checked By: RNR Date: 03/29/21 File Name: 10101 04-00000 000000
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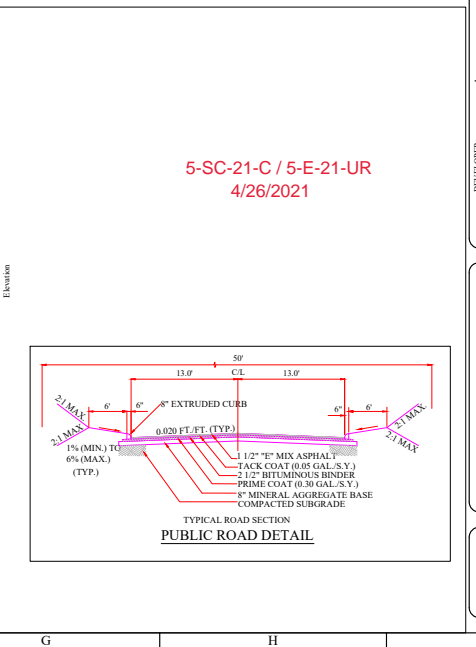
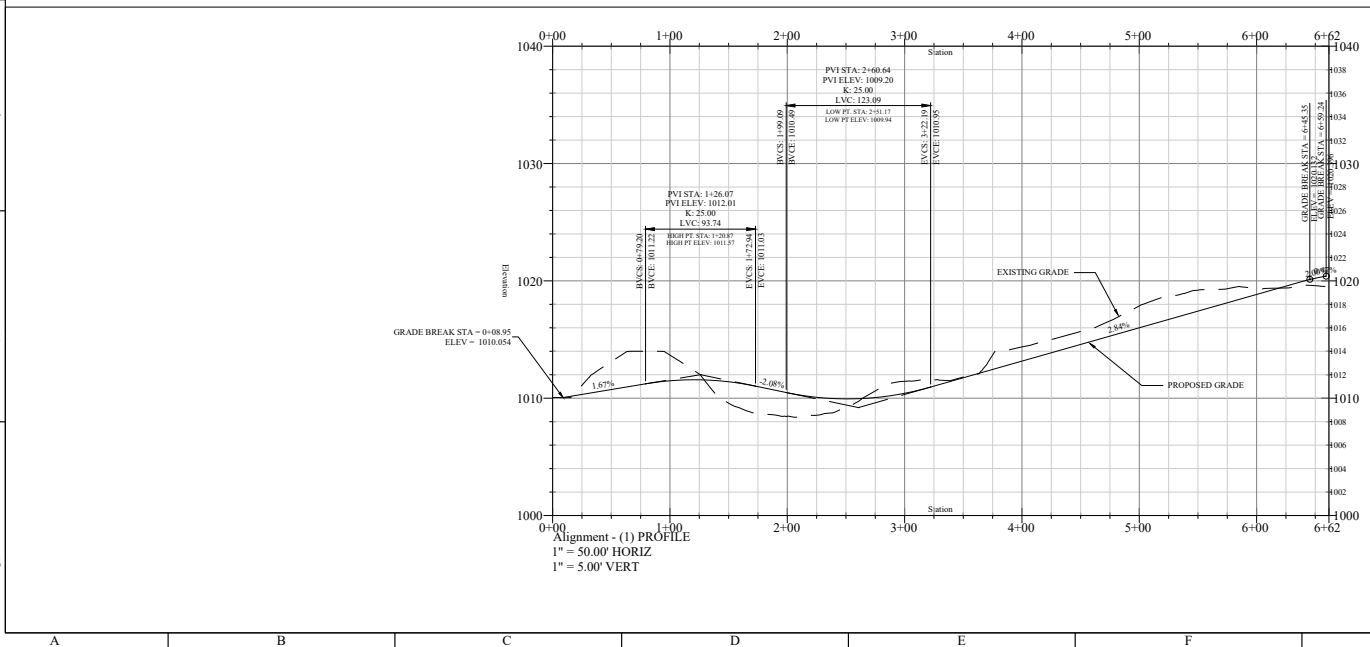
OLD CLINTON PIKE CONCEPT PLAN  
KNOX COUNTY, TN  
SITE LAYOUT

5-8-21-C/5-E-21-UR

Sheet  
**C100**  
SHEET 1 OF 4

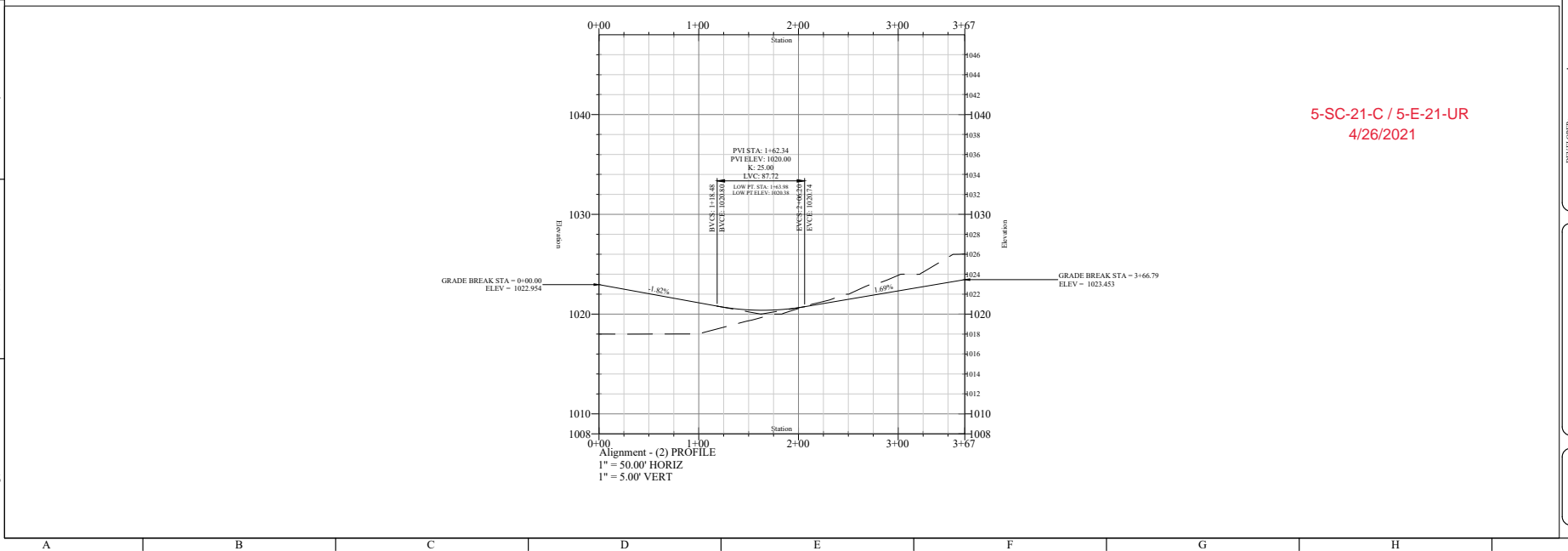
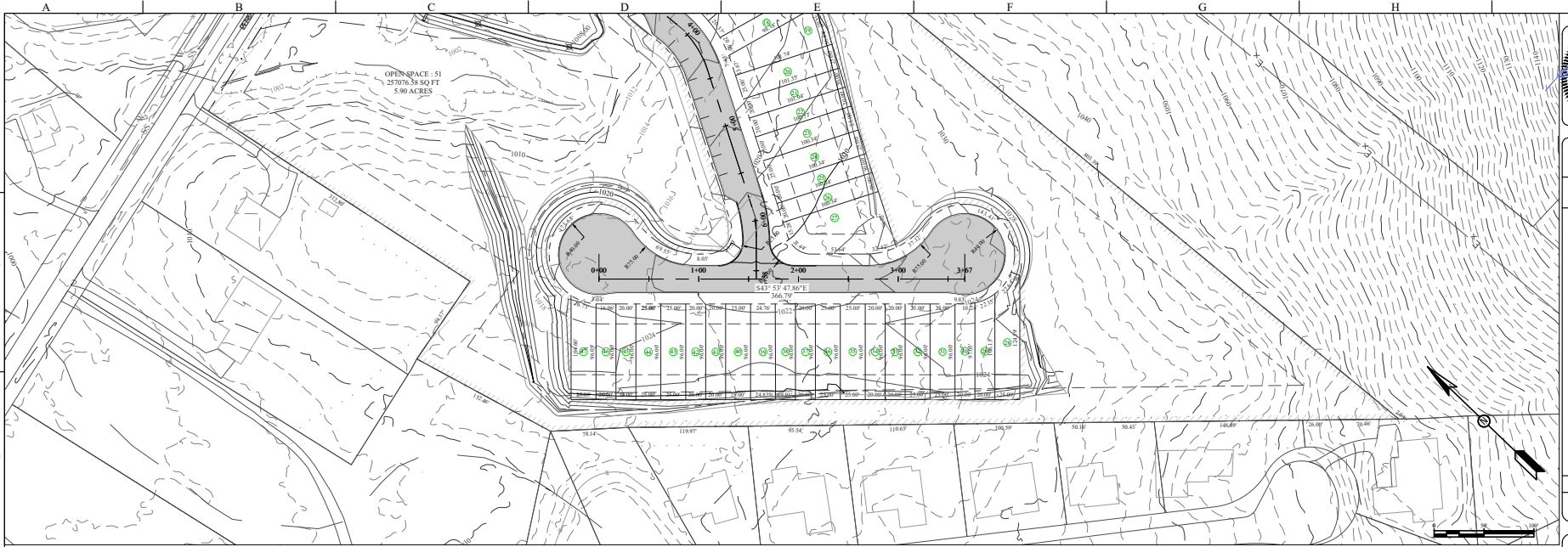



Revisions	Revised By	Revised Date	Revised Description
1	REVISED BY COUNTY REVIEW COMMITTEE	04/26/21	RSE



Designed By:	RSE
Checked By:	RSE
Date:	03/26/21
File Name:	5-SC-21-C / 5-E-21-UR
Scale:	1" = 50.00' HORIZ 1" = 5.00' VERT

OLD CLINTON PIKE CONCEPT PLAN  
KNOX COUNTY, TN  
PLAN AND PROFILE





STATE OF TENNESSEE  
COUNTY OF KNOX

Revisions	By	Date	Description
1	REVISOR	4/26/21	REVISOR

Designed By:	RSR
Checked By:	RSR
Date:	03/29/21
File Name:	5-SC-21-C / 5-E-21-UR.dwg
Plot Name:	5-SC-21-C / 5-E-21-UR

OLD CLINTON PIKE CONCEPT PLAN  
KNOX COUNTY, TN  
PLAN AND PROFILE

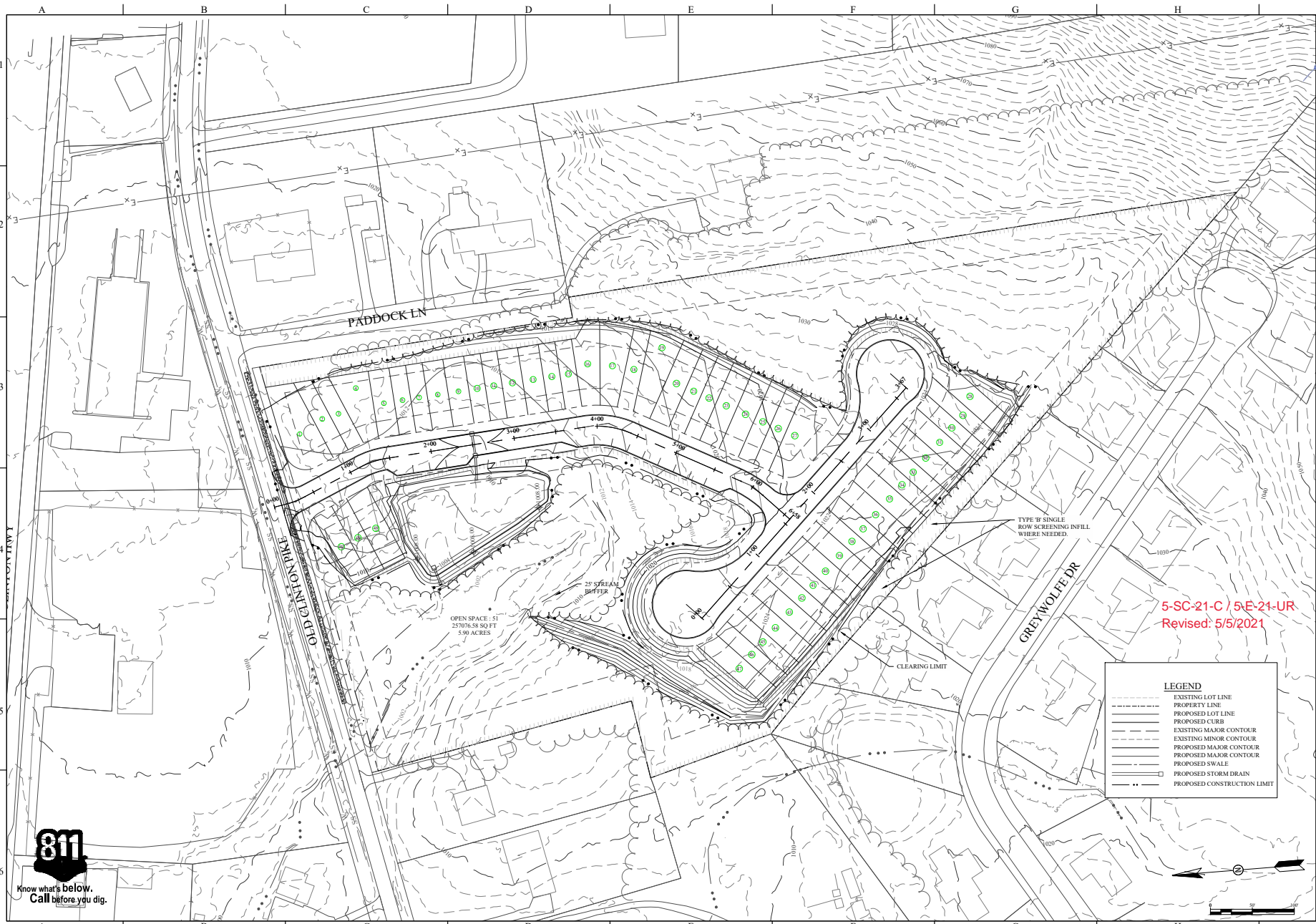
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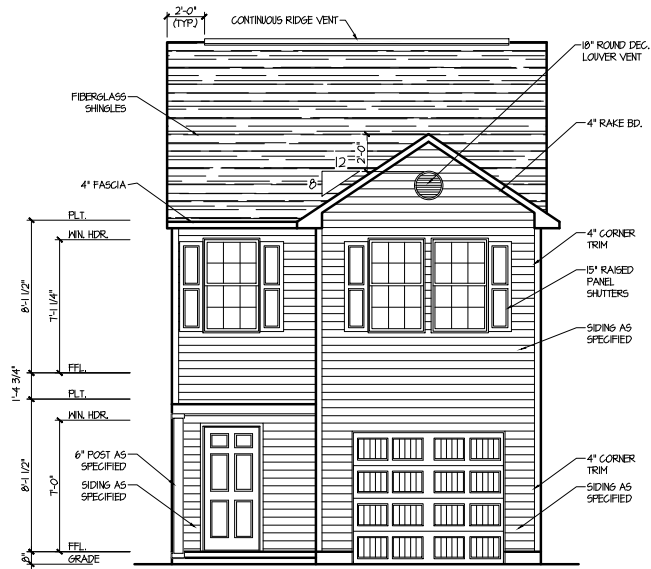
**C102**

SHEET 3 OF 4

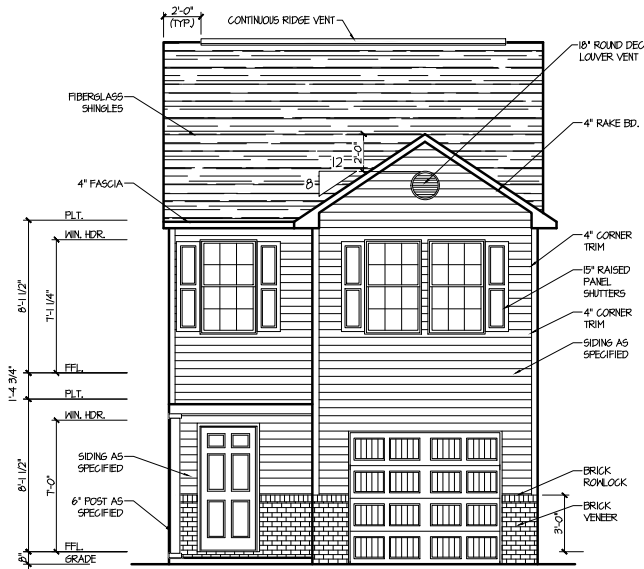




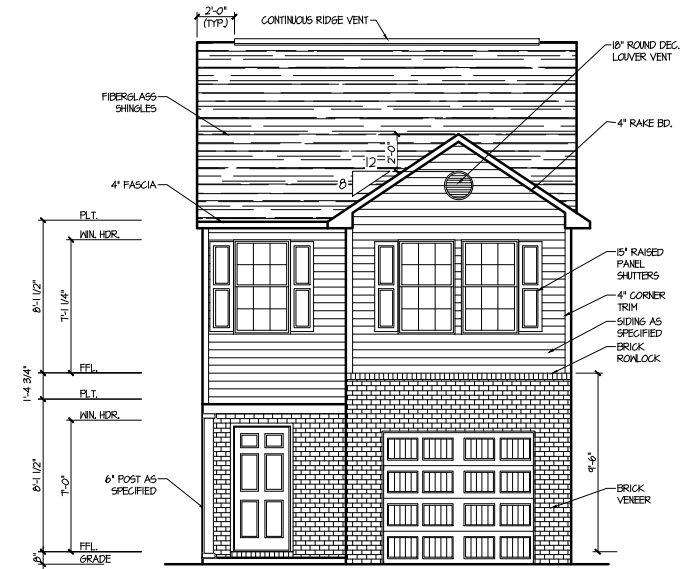




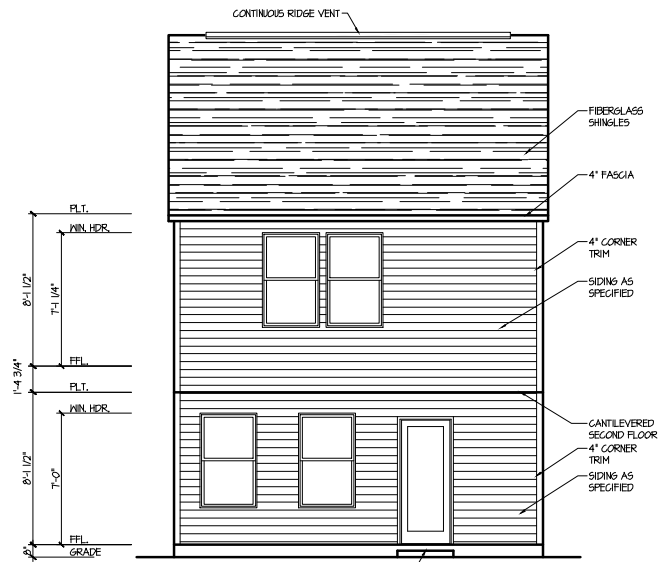
FRONT ELEVATION



FRONT ELEVATION W/  
OPT. BRICK WAINSCOAT



FRONT ELEVATION W/  
OPT. FIRST FLOOR BRICK



REAR ELEVATION

5-SC-21-C / 5-E-21-UR  
4/26/2021

# GUIDELINES LANDSCAPE SCREENING

## Type "B" Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

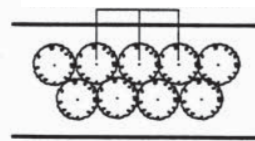
**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

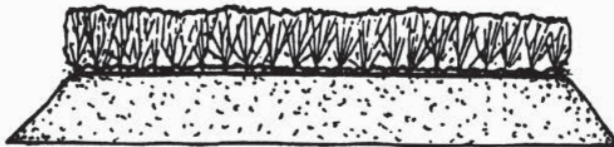


Maximum 4' Centers

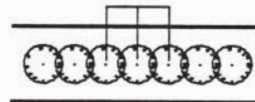


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers

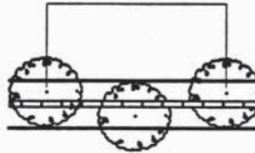


TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

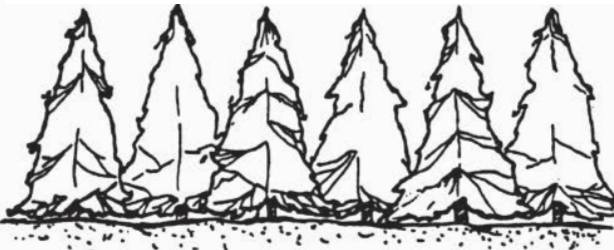


Maximum 50' Centers

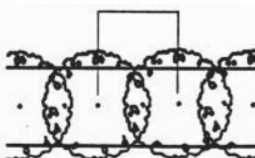


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use

### SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

Homestead Land Holdings, LLC

Developer

Applicant Name

Affiliation

March 29, 2021

May 13, 2021

5-SC-21-C / 5-E-21-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

Russell N. Rackley, PE

Rackely Engineering

Name

Company

PO Box 30456

Knoxville

TN

37930

Address

City

State

Zip

865-850-1535

Rnrackley@rackleyengineering.com

Phone

Email

## CURRENT PROPERTY INFO

Karen Shafer

2739 Ripplewood Dr, Dallas, TX 75228

Owner Name (if different)

Owner Address

Owner Phone

7125 Old Clinton Pike

067 191

Property Address

Parcel ID

Old Clinton Pd at Paddock Ln

10

General Location

Tract Size

6

PR 5 (PENDING)

Jurisdiction (specify district above)



City



County

Zoning District

Northwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

HPUD

HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): <b>Attached residential subdivision</b>	
SUBDIVISION	<b>Old Clinton Pk development (name TBD)</b> <span style="float: right;">NA</span>	
	<input checked="" type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel    Total Number of Lots Created: <b>50</b> <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b>  0406	<b>TOTAL:</b>  \$2,300
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>  	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input checked="" type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>  	

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Russell N. Rackley

Please Print

03/29/21

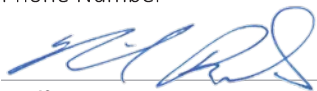
Date

865-850-1535

Phone Number

Rnrackley@rackleyengineering.com

Email



Staff Signature

Michael Reynolds

Please Print

3/29/2021

Date

*Sum* 3/29/21