



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SD-21-C **AGENDA ITEM #:** 34
5-F-21-UR **AGENDA DATE:** 5/13/2021

▶ **SUBDIVISION:** FOX GARDEN
▶ **APPLICANT/DEVELOPER:** ROAD DEVELOPMENT, LLC
OWNER(S): ROAD Development, LLC

TAX IDENTIFICATION: 144 006 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 648 Fox Rd.

▶ **LOCATION:** Northeast intersection of Fox Rd & George Williams Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 4.16 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The site is in an area developed with attached and detached single-family residential and rural residential uses developed in the RN-1, RN-3, RA, PR, and A zones.

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Fox Rd, a minor collector with 24 feet of pavement width within 170 to 200 feet of right-of-way, and via George Williams Rd, a major collector with 24 feet of pavement width within 77 to 112 feet of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE PELLISSIPPI PARKWAY FRONTAGE FROM 150-FT TO 97.3-FT (AVERAGE).
2) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE GEORGE WILLIAMS RD FRONTAGE FROM 150-FT TO 88.8-FT (AVERAGE).
3) REDUCE THE MINIMUM DEPTH OF A DOUBLE FRONTAGE LOT ALONG THE FOX RD FRONTAGE FROM 150-FT TO 112-FT (AVERAGE).
4) REDUCE THE MINIMUM INTERSECTION SPACING BETWEEN FOX GARDEN WAY AND GEORGE WILLIAMS ROAD FROM 300-FT to 208.9-FT.
5) REDUCE THE MINIMUM CUL-DE-SAC RIGHT-OF-WAY RADIUS

FROM 50-FT TO 40-FT.

6) REDUCE THE MINIMUM CUL-DE-SAC PAVEMENT RADIUS FROM 40-FT TO 38-FT.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH FROM 50-FT TO 40-FT.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-4, and the alternative design standard 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 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. Providing the location of the driveway on Lot 12 on the final plat as shown on the Concept Plan.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 development plan for up to 12 detached dwelling units on individual lots and reduction of the peripheral setback from 35-FT to 25-FT, 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 district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for a 12-lot residential subdivision on 4.1 acres at a density of 2.93 du/ac. Access to the site is from Fox Road and the location requires a variance for the intersection spacing from the George Williams Road from 300-FT to 209-FT. Because of the steep slopes of the property along the Fox Road frontage, the Fox Garden Way intersection cannot be moved further away from the intersection without significantly increasing grading.

The applicant has requested a reduction of the peripheral setback from 35-FT to 25-FT and the double frontage lot depths on all frontages. Staff is recommending approval of both of these requests because of the large right-of-ways that had previously been dedicated on three sides of the development.

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 Southwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.93 du/ac.

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 subdivision will have detached residential lot sizes that are comparable to others in the area.

C. The PR (Planned Residential) zoning for this site allows up to 3 du/ac and the proposed subdivision has a density of 2.93 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 detached subdivision has a similar character as other residential subdivisions in this area.

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

A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

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

A. The development will have direct access to Fox Road 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: 148 (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.

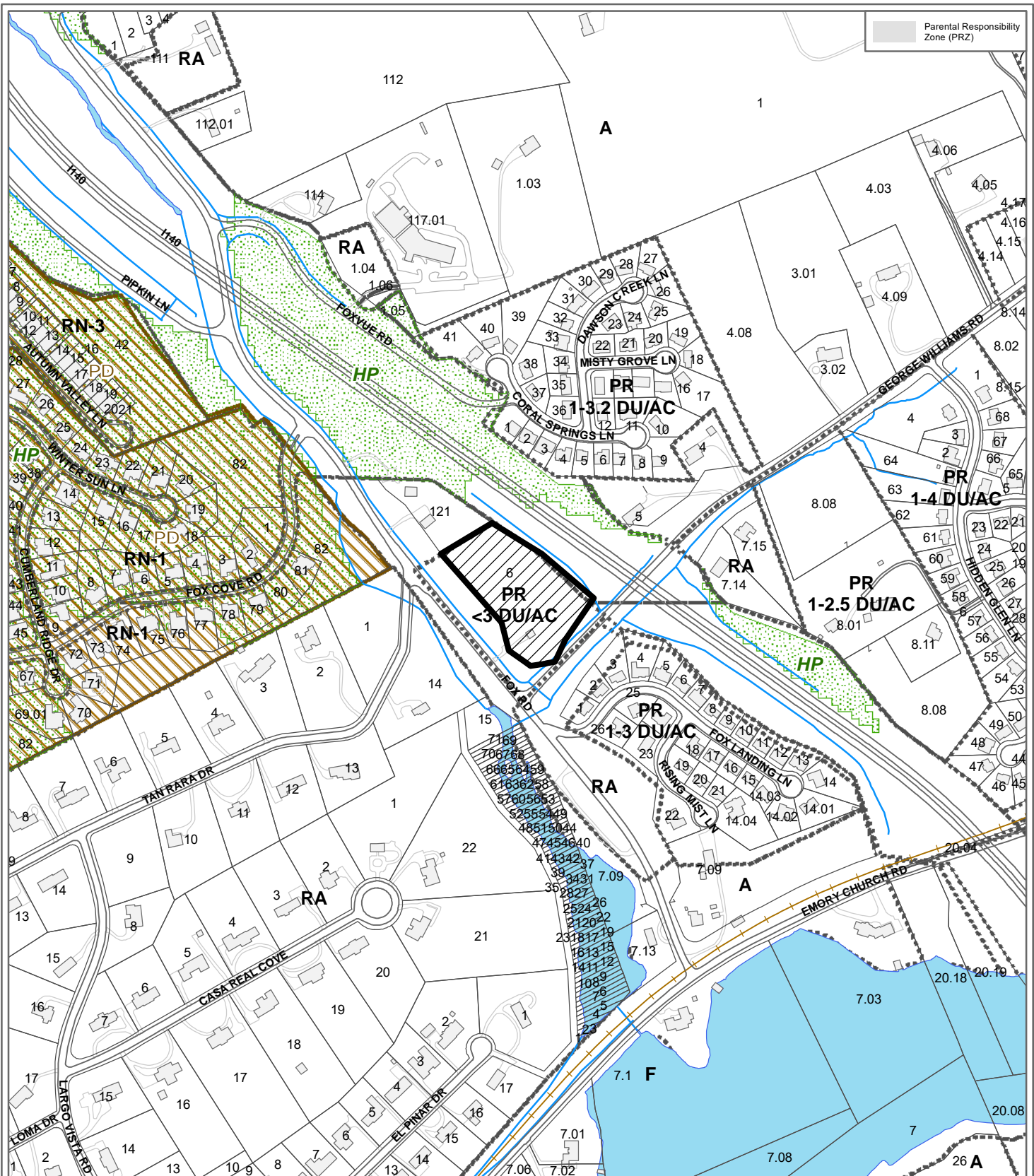
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut 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.

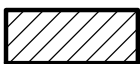
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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-F-21-UR / 5-SD-21-C
CONCEPT PLAN/USE ON REVIEW**

Petitioner: ROAD Development, LLC



Detached residential subdivision in PR (Planned Residential)

Map No: 144

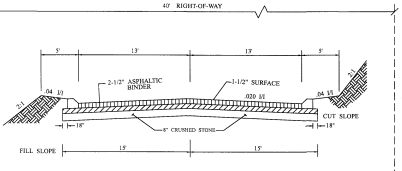
Jurisdiction: County

Original Print Date: 4/13/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

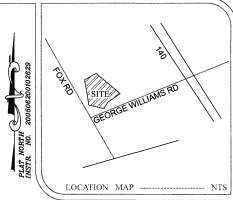




TYPICAL 2 LANE STREET

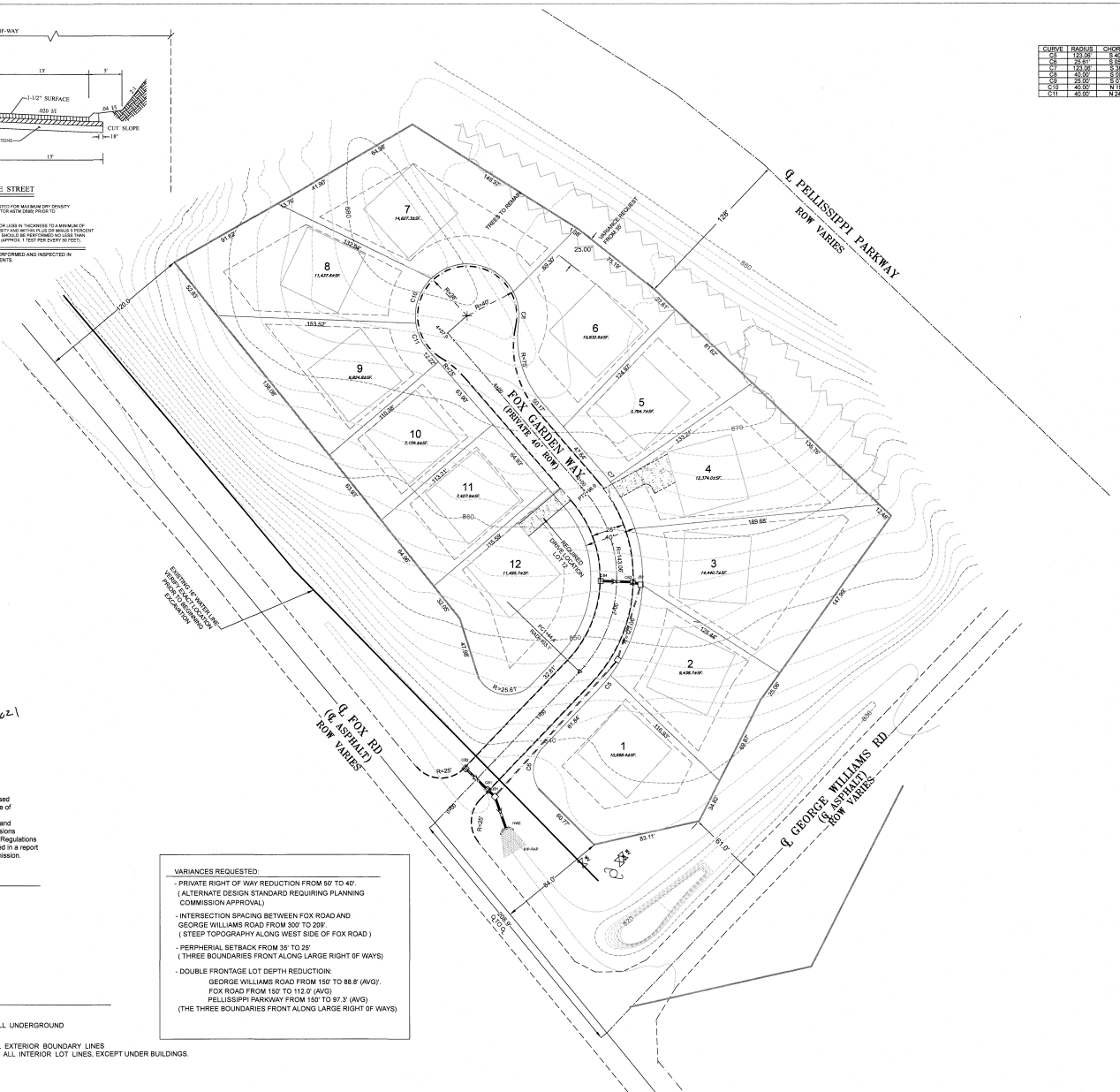
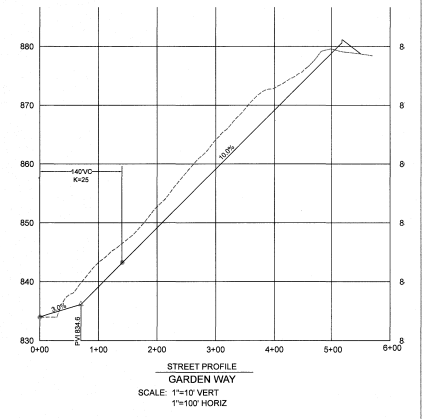
KNOWLEDGE MATERIAL TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (ASTM D 1557) AND SHALL BE PLACED IN 4\"/>

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	120.00'	S 40°00'00\"/>		



LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ JUNCTION BOX
- ⊕ CATCH BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR

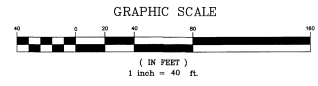


CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 789

- VARIANCES REQUESTED
- PRIVATE RIGHT OF WAY REDUCTION FROM 40' TO 40' (ALTERNATE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL)
 - INTERSECTION SPACING BETWEEN FOX ROAD AND GEORGE WILLIAMS ROAD FROM 300' TO 200' (SLOPE TOPOGRAPHY ALONG WEST SIDE OF FOX ROAD)
 - PERIPHERAL SETBACK FROM 35' TO 25' (THREE BOUNDARIES FRONT ALONG LARGE RIGHT OF WAYS)
 - DOUBLE FRONTAGE LOT DEPTH REDUCTION:
GEORGE WILLIAMS ROAD FROM 150' TO 88.8' (AVG);
FOX ROAD FROM 150' TO 112.0' (AVG);
PELLISSIPPI PARKWAY FROM 150' TO 97.3' (AVG)
(THE THREE BOUNDARIES FRONT ALONG LARGE RIGHT OF WAYS)

- SITE NOTE
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 - DEED REFERENCE: INSTR. NO. 201612160038416
 - PROPERTY SHOWN ON CLT 144, PARCEL 6
 - PROPERTY ZONED: PR - 3 9/16
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - ACCESS TO BE FROM INTERNAL STREET ONLY.
 - BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 12
 - TOTAL AREA: 4.14 ACRES
 - This project is subject to sewer capacity fees from First Utility District for final plans submitted after 09/15/2021



5-SD-21-C / 5-F-21-UR
4/26/221

OWNER
ROAD DEVELOPMENT LLC
1333 FEATHER ROSE LN
KNOXVILLE, TN 37923

FILE NUMBER:
5-SD-21-C/5-F-21-UR

LeMAY AND ASSOCIATES CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN AND DEVELOPMENT PLAN SHEET 1 OF 1

FOX GARDEN

648 FOX ROAD • DISTRICT 6
KNOX COUNTY • TENNESSEE • 37922
CLT MAP 144, PARCEL 6

DRAWN BY: RELjr	APPROVED BY: REL	DATE: 3-20-2021	REVISIONS: 4-24-2021
SCALE: 1" = 40'		DRAWING NUMBER: 5752	



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP OYP
- Rezoning

ROAD Development LLC

Owner/Developer

Applicant Name

Affiliation

03/26/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

5-SD-21-C

5-F-21-UR

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

Richard LeMay

LeMay and Associates

Name

Company

10816 Kingston Pike

Knoxville

Tn

37934

Address

City

State

ZIP

865-671-0183

rlemay@lemayassociates.com

Phone

Email

CURRENT PROPERTY INFO

ROAD Development LLC

1333 Feather Rose Ln

619-219-1167

Owner Name (if different)

Owner Address

Owner Phone

648 Fox Rd

144 006

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NE intersection of Fox Road with George Williams ROad

4.16 ac

General Location

Tract Size

- City
- County

6

PR

1 Residence

RR

District

Zoning District

Existing Land Use

SW County

LDR (hp)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Fox Garden

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

12

Total Number of Lots Created

Other (specify) **Concept Plan**

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

3 units/acre

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)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
0403 900.00	
Fee 2	
Fee 3	
	900.00

AUTHORIZATION

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

P E Lemay (agent)
Applicant Signature

ROAD Development LLC

Please Print

3-26-2021

Date

865-671-0183
Phone Number

rlemay@lemayassociates.com
Email

[Signature]
Staff Signature

Marc Payne

Please Print

3/29/2021 *Sum* 3/29/21

Date

VARIANCES REQUESTED



1. Peripheral Set back From 35' to 25'

Justify variance by indicating hardship: Steep Topography AN large adjacent Street rights of way.

2.

Justify variance by indicating hardship:

3.

Justify variance by indicating hardship:

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

6.

Justify variance by indicating hardship:

7.

Justify variance by indicating hardship:

I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

DE LMay (agent)
Signature

3-26-2021
Date