

SUBDIVISION REPORT -CONCEPT/DEVELOPMENT PLAN

► FILE #: 8-SF-22-C	AGENDA ITEM #: 26
8-G-22-DP	AGENDA DATE: 8/11/2022
SUBDIVISION:	FARRIS PROPERTY SUBDIVISION
APPLICANT/DEVELOPER:	HOMESTEAD LAND HOLDINGS, LLC
OWNER(S):	Alex Farris
TAX IDENTIFICATION:	162 062.01 View map on KGIS
JURISDICTION:	County Commission District 5
STREET ADDRESS:	1736 CHOTO RD
LOCATION:	Northeast side of Choto Road, west of Palm Beach Way
SECTOR PLAN:	Southwest County
GROWTH POLICY PLAN:	Rural Area
WATERSHED:	Tennessee River
APPROXIMATE ACREAGE:	7.18 acres
ZONING:	PR (Planned Residential)
EXISTING LAND USE:	Agriculture/Forestry/Vacant Land
PROPOSED USE:	Detached residential subdivision
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant - PR (Planned Residential)
USE AND ZONING.	South: Agriculture/forestry/vacant - A (Agricultural)
	East: Single family residential - PR (Planned Residential)
	West: Single family residential - PR (Planned Residential)
NUMBER OF LOTS:	18
SURVEYOR/ENGINEER:	Rackley Engineering
ACCESSIBILITY:	Access is via Choto Road, a minor collector with a pavement width of 22 ft within a right-of-way of 50 ft.
SUBDIVISION VARIANCES REQUIRED:	VARIANCES 1. Reduce the minimum intersection spacing from 300' to 186' between the centerlines of Road "1" and Palm Beach Way
	ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL 1. None
	ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL 1. Increase the maximum intersection grade from 1% to 1.71% at Road
AGENDA ITEM #: 26 FILE #: 8-SF-2	22-C 8/4/2022 11:46 AM MIKE REYNOLDS PAGE #: 26-

STAFF RECOMMENDATION:

Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 conditions.

1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3) The proposed road may be public or private, with the determination made during the design plan phase and indicated on the plat.

- 4) Obtaining all necessary approvals to fill or modify the wetland.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Prior to certification of the final plat for the subdivision, establish a property owners association responsible

for the maintenance of the common areas, amenities, and drainage system.

Approve the development plan for a detached residential subdivision with up to 18 lots and reduction of the peripheral setback to 25 ft for lots 12-18 where not adjacent to commercial zoning, subject to 1 condition.

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This proposal is for an 18-lot detached residential subdivision on 7.18 acres at a density of 2.5 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in June 2022 (5-M-22-RZ). The applicant is undecided whether the new internal road will be public or private. This must be determined during the design plan phase and indicated on the subdivision plat. In either case, the road must meet the County road design standards and have 26 ft of pavement and 50 ft right-of-way, as proposed. The existing pond near Choto Road is a wetland and a portion of which must be filled to construct the road.

The applicant is requesting a peripheral setback reduction to 25 ft on the western boundary of lots 12-18. The setback cannot be reduced on lot 12 where it is adjacent to commercial zoning. The adjacent subdivision to the west (Choto Meadows) also has a 25 ft peripheral setback. The peripheral setback will be 35 ft for lots 1-11 and a portion of 12.

The variance request to reduce the intersection separation from 300 ft to 186 ft is supported by staff because it will not create turning conflicts and will reduce the disturbance to the wetland. There is not portion of this frontage where an intersection separation variance would not be required because of the proximity to Rocky Slope Lane to the west.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

a) The PR zone allows detached -dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 2.5 du/ac. c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a 25 ft peripheral setback for lots 12-18 to match the peripheral setback approved for the adjacent subdivision (Choto Meadows).

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties since it matches the peripheral setback for those properties. The proposed single-family houses should have a similar scale as the other residential development in the area.

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3) SOUTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 2.5 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 215 (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: 7 (public school children, grades K-12)

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

• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.

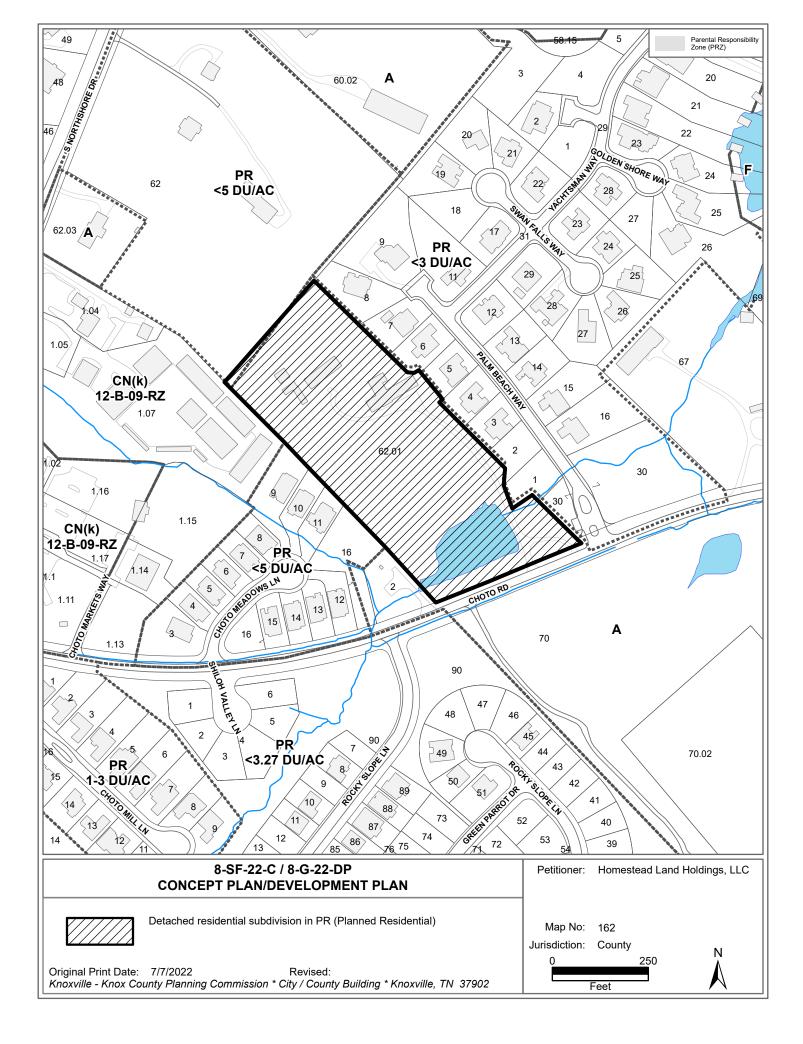
• Students are assigned to schools based on current attendance zones as determined by Knox County

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.

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Requested Variances & Alternative Design Standards

8-SF-22-C / 8-G-22-DP - FARRIS PROPERTY SUBDIVISION

VARIANCES

1. Reduce the minimum intersection spacing from 300' to 186' between the centerlines of Road "1" and Palm Beach Way.

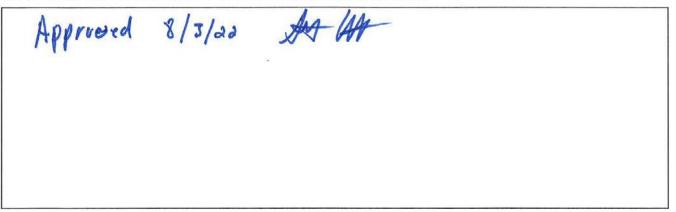
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

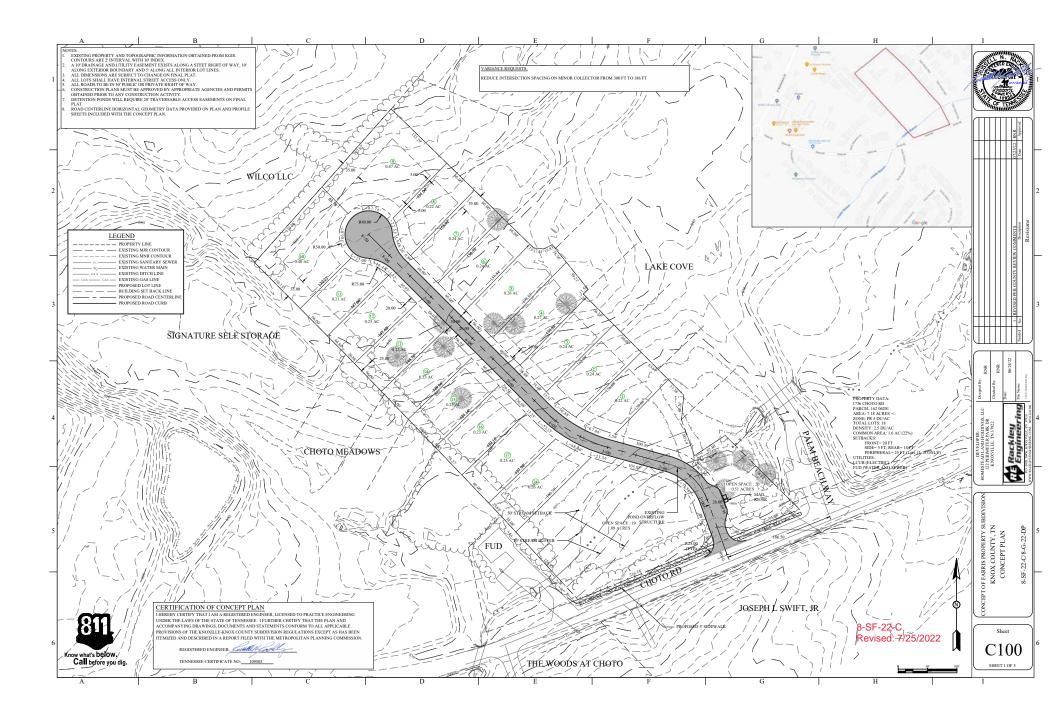
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

 Increase the maximum intersection grade from 1% to 1.71% at Road "1" and S. Northshore-Drive. Choto Road.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:









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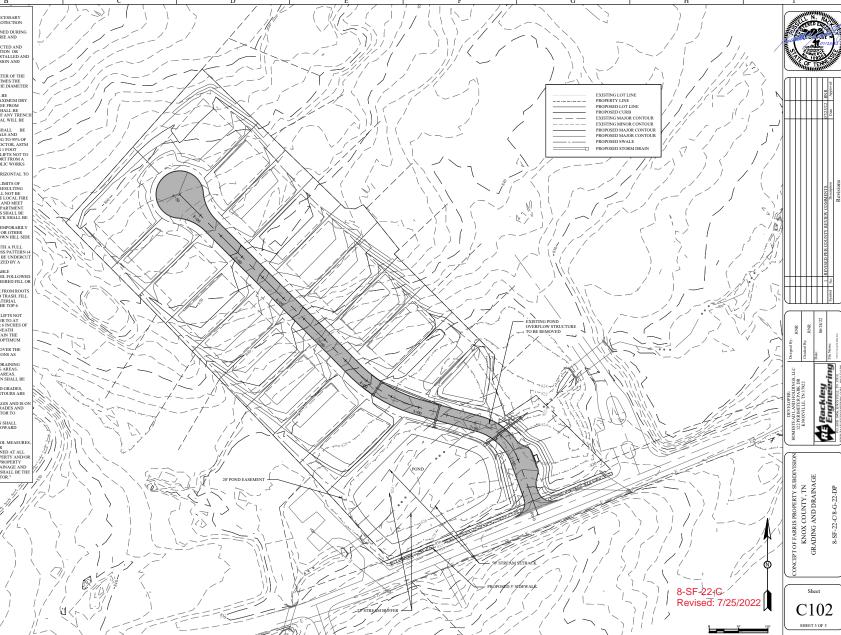
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7/25/2022 11:23:39^AAM, ARCH D (36.00 x 24.00 Inches), 1:1

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now what's below.

Call before you dig.



Development Request

DEVELOPMENT

X Development Plan

□ Planned Development

Use on Review / Special Use

SUBDIVISION

✓ Concept Plan 🗌 Final Plat

ZONING Plan Amendment

Sector Plan One Year Plan

	☐ Hillside Protection COA		□ Rezoning
Homestead Land Holding	s, LLC		6/30/2022
Applicant Name			Date Filed
8/11/2022	0	8-SF-22-C /	8-G-22-DP
Planning Commission Meeting (if applicable)	Legislative Meeting (if applicable)	File Numbe	r(s)
CORRESPONDENCE	All correspondence related to this application	should be directed to	the approved contact listed below.
Russell Rackley Rackley E	ngineering		
Name / Company			
PO Box 30456 Knoxville T	⁻ N 37930		
Address			
Phone / Email	@rackleyengineering.com		
Filone / Enidi			
CURRENT PROPERTY	Y INFO		
Alex Farris	1736 Choto Rd Knoxville TN 37	922	
Owner Name (if different)	Owner Address		Owner Phone / Email
1736 CHOTO RD			
Property Address			
162 062.01			7.33 acres
Parcel ID	Part o	f Parcel (Y/N)?	Tract Size
FIRST UTILITY SEWER	FIRST UTILITY W	ATER	
Sewer Provider	Water Provider		Septic (Y/N
STAFF USE ONLY			
	Road, west of Palm Beach Way		

General Location

City	Commission District 5	PR (Planned Residential)	Agriculture/Forestry/Vacant Land
✓County	District	Zoning District	Existing Land Use
Southwest	County LDF	R (Low Density Residential)	Rural Growth Area
Planning Se	ector Sec	tor Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST			
Development Plan Planned Development Use on Review / Special Use	Use	Related City	Permit Number(s)
Hillside Protection COA Residential Non-	-residential		
Home Occupation (specify)			
Other (specify) Detached residential subdivision			
SUBDIVSION REQUEST			
Farris Property Subdivision		Related Rezo	oning File Number
Proposed Subdivision Name		-	
18	3		
Unit / Phase Number Total Number of	of Lots Created	I	
Additional Information			
Attachments / Additional Requirements			
ZONING REQUEST			
Zoning Change		Pending P	at File Number
Proposed Zoning		-	
Proposed Density (units/acre) Previous Zoning Requests			
Plan Amendment Change			
Proposed Plan Designation(s)			
Additional Information			
STAFF USE ONLY			
PLAT TYPE	Fee 1		Total
Staff Review Planning Commission	\$1,300.00		
ATTACHMENTS	Fee 2		
Property Owners / Option Holders Variance Request	Fee 2		
ADDITIONAL REQUIREMENTS COA Checklist (Hillside Protection)			
Design Plan Certification (Final Plat)	Fee 3		
Site Plan (Development Request)			
 Traffic Impact Study Use on Review / Special Use (Concept Plan) 			
By signing below, recrupy that rain the property owne	er, applicant, or ow	ner's authorized	
Russell Rackley Rackley Engineering, PO Box 30456 Knoxville TN 37930 Application Authorized By Affilia	ation		6/30/2022 Date
865-850-1535 / rnrackley@rackleyengineering.com			
Phone / Email			
Mike Reynolds			
Staff Signature Please Print		Date	Paid

Planning	Development M Development Plan	t Requestion	ZO	NING Plan Amendment		
Planning	Planned Development Hereicher Geweichnen Staten und Bereicher Geweichnen Bereicher Geweichnen der Geweicher Geweichnen der Geweichn	🗆 Final Plat		□ SP □ OYP Rezoning		
KNOXVILLE KNOX COUNTY	☐ Hillside Protection COA			Rezoning		
Homestead Land Holding, LL	с	Developer				
Applicant Name			Affiliation			
June 27, 2022	August 11, 2022			File Number(s)		
Date Filed	Meeting Date (if applicable)	8-SF-22-C 8-G-22-DP				
	correspondence related to this application s	hould be directed to	the approve	d contact listed below.		
Applicant D Property Owner	🛛 🔲 Option Holder 🗌 Project Surveyor	Engineer] Architect/L	andscape Architect		
Russell N. Rackley, PE	Rackle	ey Engineering				
Name	Compa	ny				
PO Box 30456	Knoxv	<i>v</i> ille	TN	37922		
Address	City		State	ZIP		
865-850-1535	rnrackley@rackleyengineering.com					
Phone	Email					
CURRENT PROPERTY INFO						
Alex Farris	1736 Choto Rd, Knox	wille, TN 37922				
Property Owner Name (if different)	Property Owner Address		Prop	perty Owner Phone		
1736 Choto Rd		16206201				
Property Address		Parcel ID				
FUD	FUD					
Sewer Provider	Water Provider			Septic (Y/N)		
STAFF USE ONLY						
Northeast side of Choto Ro	ad, west of Palm Beach Way		7.18 acres			
General Location			Tract Size			
5th	PR (Planned Residential)	AgForVac				
City 🛛 County District	Zoning District	Existing Land Us	se			
Southwest County	LDR		Planned C	browth		
Planning Sector	Sector Plan Land Use Classification		Growth Polic	y Plan Designation		

November 22, 2021

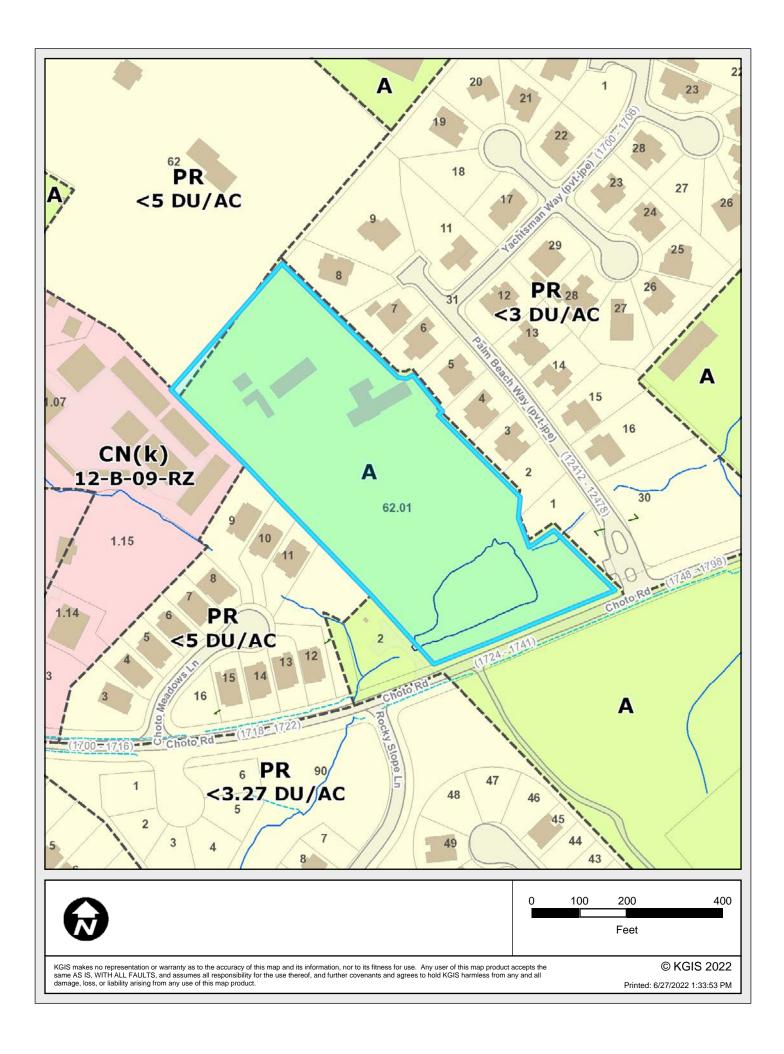
			Dalata	
🗴 Development Plan 🛛 Use on Review / Special	Use 🔲 Hillside Pro	tection COA	Related	l City Permit Number(s)
🕱 Residential 🗌 Non-Residential				
Home Occupation (specify)				
Detached residential sul	odivision			
Other (specify) Detached residential sur				
SUBDIVISION REQUEST				
to be determined (Farris Property Subdivis	ion for reference)		Related	Rezoning File Number
Proposed Subdivision Name		18	5-M	-22-RZ
□ Combine Parcels □ Unit / Phase Number	Divide Parcel	Number of Lots C	reated	
Other (specify) Detached residential su			catea	
Attachments / Additional Requirements				
ZONING REQUEST				
			Penc	ling Plat File Number
Zoning Change Proposed Zoning				
] Plan Amendment Change				
Proposed Plan Design	nation(s)			
Proposed Density (units/acre) Previo	ous Rezoning Requests	5		
Other (specify)				
STAFF USE ONLY				
PLAT TYPE		Fee 1		Total
□ Staff Review □ Planning Commission		405	Development	
ATTACHMENTS		Fee 2	Plan	
Property Owners / Option Holders 🛛 Variance	Request	1662		¢1.000
ADDITIONAL REQUIREMENTS				\$1,300
Design Plan Certification (Final Plat)		Fee 3		
Use on Review / Special Use (Concept Plan)				
Traffic Impact Study				
COA Checklist (Hillside Protection)				
AUTHORIZATION				
They figh.	Homestead Lan	d Holding, LLC	06	27.22
Applicant Signature	Please Print		00. Da	
865.221.2067	thomask@sad	dlebrookorooe	erties.com	
Phone Number	Email			

Property Owner Signature

Please Print

Paid 6/30/2022

Date

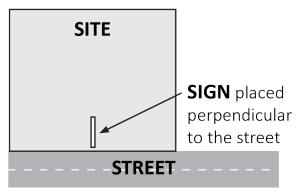




Sign Posting & Removal Requirement

Revised April 2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

and			
(applicant or staff to post sign)	(applicant to remove sign)		
Applicant Name:			
Date:	Sign posted by Staff		
File Number:	Sign posted by Applicant		