



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SD-22-C **AGENDA ITEM #:** 32
6-G-22-UR **AGENDA DATE:** 7/14/2022

POSTPONEMENT(S): 6/9/2022

▶ **SUBDIVISION:** ANDES HILL
▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC
OWNER(S): Buckner Investment Trust

TAX IDENTIFICATION: 105 A A 017 & 002 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8531 Troutman Ln. (1925 Andes Rd.)

▶ **LOCATION:** West side of Andes Rd., north side of Troutman

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 14.61 acres

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

▶ **EXISTING LAND USE:** Vacant land, Single family residential

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Attached residential / PR (Planned Residential)
South: Single family residential / A (Agricultural)
East: Single family residential / PR (Planned Residential), A (Agricultural)
West: Single family residential / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 96

SURVEYOR/ENGINEER: Stefan Claar Turner Homes, LLC

ACCESSIBILITY: Access is via Andes Road, a major collector road with 21 ft of pavement width within 60 ft of right-of-way; and via Troutman Lane, a local street with 19 ft of pavement width within 47 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum broken back tangent from 150' to 10' from STA 15+98.24 to 16+08.25
2. Reduce the minimum intersection separation between Road 'A' and Norway Street from 300' to 176'
3. Reduce the minimum intersection right-of-way radius on the north side of Road 'A' at Andes Road from 25' to 0'
4. Reduce the minimum intersection curb radius on the north side of Road 'A' at Andes Road from 25' to 12'
5. Reduce the minimum vertical curve K value from K=25 to K=20.73 on Road 'A' at STA 13+87.72

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum private right-of-way width from 50' to 40' from STA 7+00 to the terminus of the road**
- 2. Reduce the minimum pavement width from 26' to 25'**
- 3. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 6+35.70**
- 4. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 14+42.13**
- 5. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 16+08.25**
- 6. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 21+14.41**

STAFF RECOMMENDATION:

- **Approve the requested variances and alternative design standards based on the justifications provided by the applicant, 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 15 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) Meeting the parking lot setback requirements per Article 3, Section 3.51.08 (Parking Lot Setbacks), and all other applicable requirements of the Knox County Zoning Ordinance.
 - 4) Providing guest parking as shown to permit 20 ft lot widths for attached dwelling units per Section 3.03.B.1. of the Knoxville-Knox County Subdivision Regulations. Modifications to the guest parking may be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
 - 5) Providing a sight distance easement across the lots on the inside of the horizontal curves with a radius less than 200 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. The driveways on these lots must be located outside of the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if they cannot be located outside of the sight distance easement.
 - 6) Certifying that the driveway locations on Troutman Lane have the required sight distance, with review and approval by Knox County Engineering and Public Works during the design plan phase.
 - 7) Implementation of the conclusions and recommendations outlined in the Andes Hill Subdivision Transportation Impact Study prepared by AJAX Engineering (April 25, 2022), and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit A).
 - 8) Revising the road profile to obtain a minimum 1 percent grade, with review and approval by Knox County Engineering and Public Works during the design plan phase.
 - 9) Providing a note on the final plat that the private right-of-way are not public streets and will not be maintained by Knox County.
 - 10) Providing a note on the final plat that the private right-of-way shall function as a utility easement.
 - 11) Installation of all utilities underground per the requirements of Section 3.10.D (Electric, Gas, Telephone, and Other Utilities) of the Subdivision Regulations, unless documentation is provided to and approved by the Utility Agency and Planning staff.
 - 12) Meeting all applicable requirements of West Knox Utilities District, including but not limited to easements for utilities that must be installed and/or maintained using areas outside of the private right-of-way.
 - 13) All lots with a front setback less than 20 ft must provide a two-car garage.
 - 14) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.
 - 15) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, private right-of-way, amenities, and drainage system.
- **Approve the development plan for a residential subdivision with up to 91 attached dwellings and 5 detached dwellings, a reduction of the peripheral setback to 25 ft, and an 18.5 ft front yard setback for lots 29-54, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a privacy fence along the east, west, and northwest boundary lines, located to the rear of lots 11-28 and 55-84, and on the outside of the road curve opposite of lot 2, as shown on the Concept Plan.
- 3) Installing the proposed sidewalk on at least one side of all streets and meeting all applicable ADA design standards.
- 4) The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

CORRECTION (7/12/2022) -- The staff recommendation for the development plan was amended to list the correct lots where an 18.5 ft front setback is requested (Lots 29-54). The report dated 7/7/2022 listed lots 43-54.

This proposal is for a 96-lot residential development on 14.61 acres at a density of 6.57 du/ac. This includes 91 lots for attached dwellings, 3 lots for detached dwellings that front Troutman Lane, and 1 lot for two existing houses on Lot 1. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 7 du/ac in March 2022 (1-N-22-RZ). The proposed private right-of-way is 40 ft wide with a pavement width of 24 ft. The private right-of-way width is 50 ft from Andes Road to Lot 2.

The Transportation Impact Study for the Andes Hill Subdivision (AJAX Engineering, revised 4/25/2022) studied the proposed access point on Andes Road. The only recommendation at the proposed entrance is for a registered land surveyor to confirm that the sight distance is available to the north because of the vertical curve in Andes Road, a utility pole, and road signage.

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 7 du/ac:

- a) The PR zone allows detached- and attached-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 7 du/ac. The proposed density is 6.57 du/ac. The density from Lot 1 is being transferred to the Andes Hill Subdivision. Lot 1 is being approved to allow the two existing houses to remain on the single lot, or they could be subdivided onto separate lots.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.
- d) 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 peripheral setback of 25 ft and proposes to install a privacy fence along the boundaries when the attached dwellings are adjacent to residential uses.

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) – Staff is recommending a maximum height of 35 ft for the attached dwellings, which is consistent with the allowed height on adjacent properties. The proposed peripheral setback reduction should have minimal impact on adjacent properties with the proposed privacy fencing installed.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development primarily includes attached houses and a few detached houses. The attached houses will have different sizes and presumably different price points.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The development will have a density of 6.57 du/ac.
- b) Approximately 1.56 acres in the southern portion of the property along Troutman Lane is located in the HP (Hillside Protection) area (see the attached slope analysis). The slope analysis recommends a land disturbance budget of 1.0 acre, or 62 percent of the HP area. The applicant is proposing to disturb 100 percent of the HP area.

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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

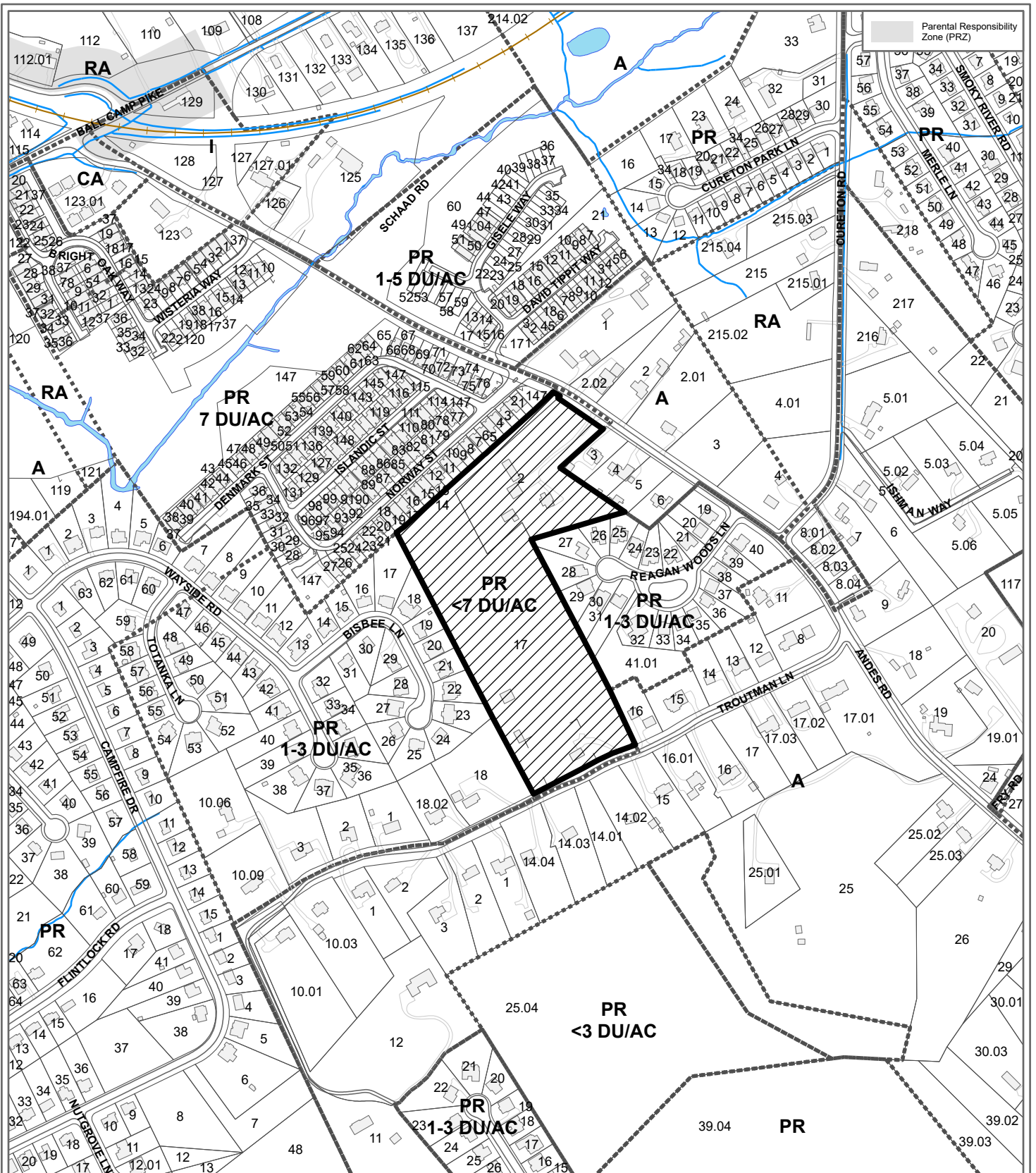
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Karns 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.

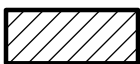
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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 Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.



**6-SD-22-C / 6-G-22-UR
CONCEPT PLAN/USE ON REVIEW**

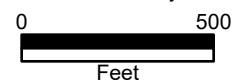
Petitioner: Turner Homes, LLC



Attached residential subdivision in PR (Planned Residential)

Map No: 105
Jurisdiction: County

Original Print Date: 5/5/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Requested Variances & Alternative Design Standards

6-SD-22-C / 6-G-22-C- ANDES HILL SUBDIVISION

VARIANCES

1. Reduce the minimum broken back tangent from 150' to 10' from STA 15+98.24 to 16+08.25
2. Reduce the minimum intersection separation between Road 'A' and Norway Street from 300' to 176'
3. Reduce the minimum intersection right-of-way radius on the north side of Road 'A' at Andes Road from 25' to 0'
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5. Reduce the minimum vertical curve K value from K=25 to K=20.73 on Road 'A' at STA 13+87.72

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40' from STA 7+00 to the terminus of the road
2. Reduce the minimum pavement width from 26' to 25'
3. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 6+35.70
4. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 14+42.13
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ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

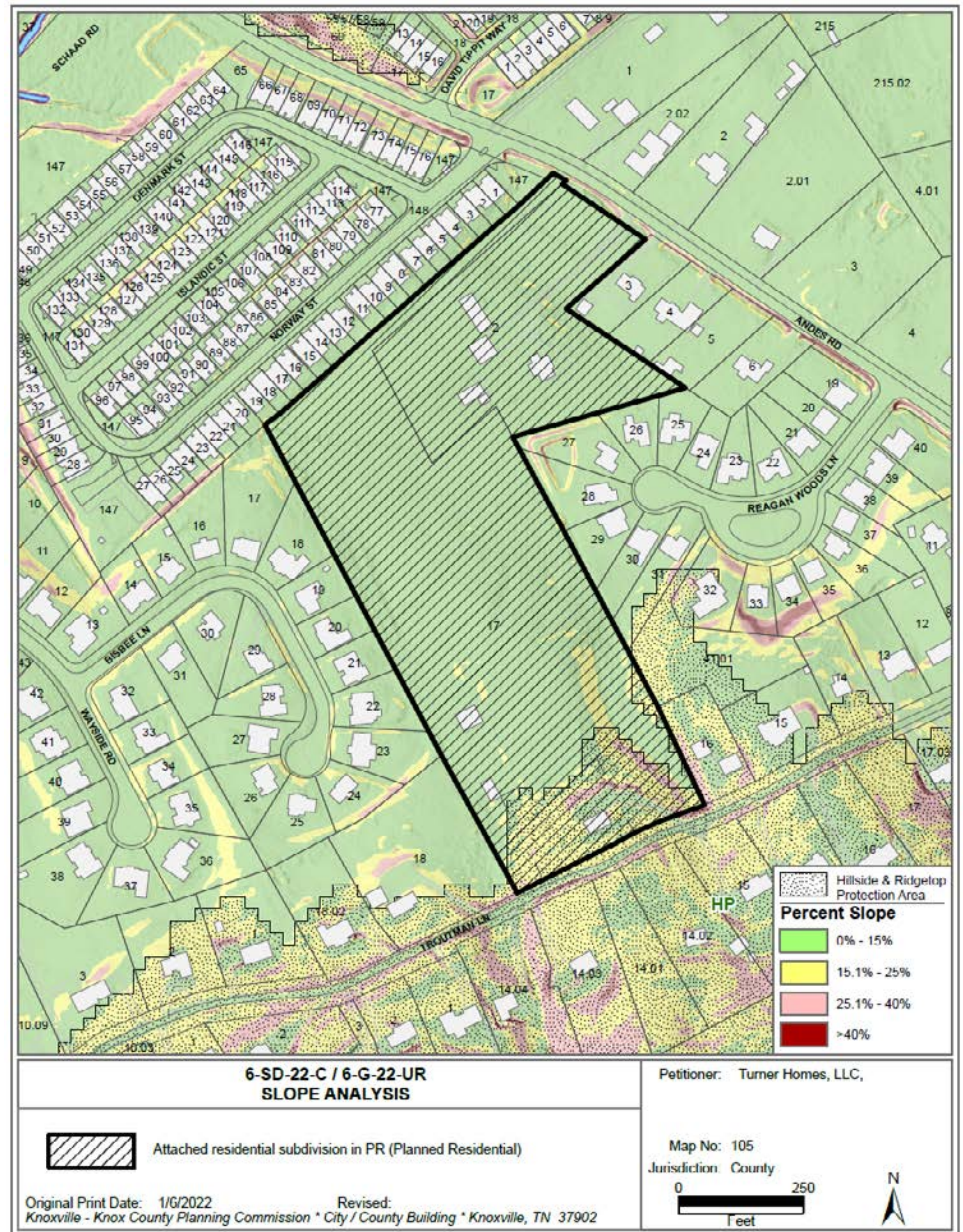
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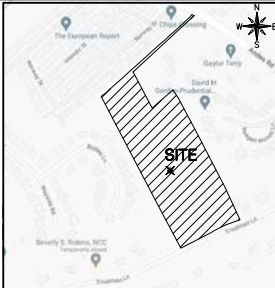
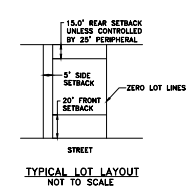
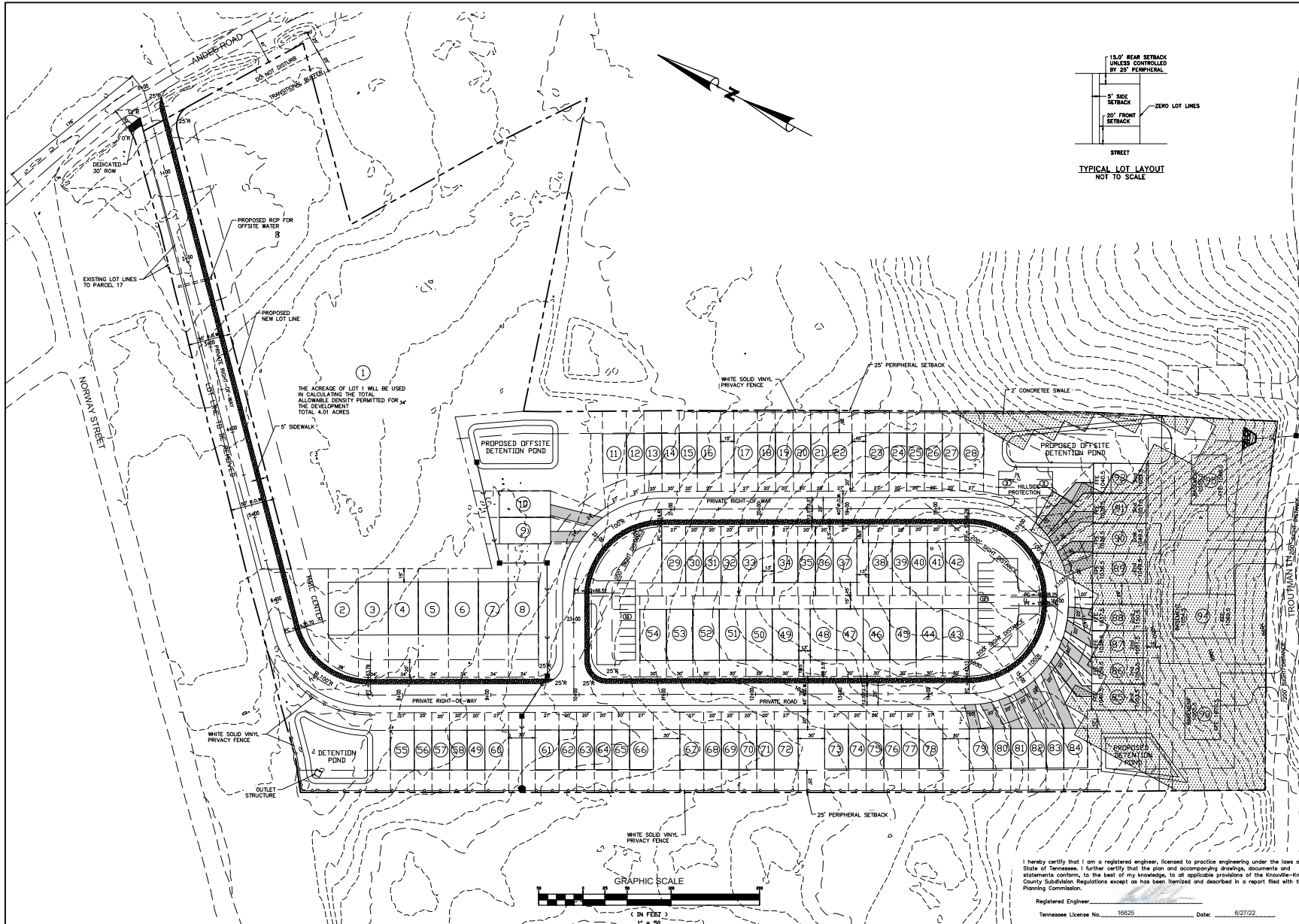
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve
SE 7/13/2022

Slope Analysis
Case: 6-SD-22-C / 6-G-22-UR

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	14.08		
Non-Hillside	12.52	N/A	
0-15% Slope	0.47	100%	0.5
15-25% Slope	0.92	50%	0.5
25-40% Slope	0.16	20%	0.0
Greater than 40% Slope	0.01	10%	0.0
Ridgetops	0		
Hillside Protection (HP) Area	1.56	Recommended disturbance budget within HP Area (acres)	1.0
		Percent of HP Area	62%





LOCATION MAP
SCALE: NTS

DEVELOPER:
TURNER HOMES, LLC
11542 KINGSTON FENCE
KNOXVILLE, TN 37934
PH: (865) 777-1700

SITE INFORMATION:
PARCEL:
OWNER: BUCKNER INVESTMENT TRUST
ADDRESS: 8531 TROUTMAN LN
CLT MAP: 105
PARCEL: 17
PARCEL ID: 105A017
DISTRICT: W6
ACREAGE: 10.61 AC
EXISTING ZONING: PR UP TO 7 DU/AC
PARCEL 2
BUCKNER FERRY LEE & JACKIE SMITH BUCKNER
ADDRESS: 1925 ANDES RD
CLT MAP: 105
PARCEL: 2
PARCEL ID: 105A002
DISTRICT: W6
ACREAGE: 4.01 AC
EXISTING ZONING: PR UP TO 7 DU/AC

WATERSHED: BEAVER CREEK
SUBDIVISION SUMMARY:
TRACT SIZE = 14.61 ACRES
2 EXISTING SINGLE RESIDENTIAL (LOT 1)
NUMBER OF LOTS PROPOSED = 97 BUILDING LOTS
5 SINGLE RESIDENTIAL
92 ATTACHED UNITS
PROPOSED ROADS ARE TO BE PRIVATE ROADS 25' WIDE PAVEMENT W/EXTRUDED CURBS.
ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY, EXCEPT LOTS 1, 93, 94 & 95.
HILLSIDE PROTECTION MEASURED = 1.93 ACRES
HILLSIDE PROTECTION AREA DISTURBED = 1.56 ACRES

POTABLE WATER IS AVAILABLE TO THE PROPERTY FROM WEST KNOX UTILITY DISTRICT
SANITARY SEWER SEWER CROSSES THE PROPERTY AND IS AVAILABLE TO THE SITE FROM WEST KNOX UTILITY DISTRICT.

PROPOSED BUILDING SETBACKS
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERY: 25 FEET

VARIANCES:
REDUCE THE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FT TO 10 FT FROM STA 16+00.04 TO 16+13.04
REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN ROAD 'A' AND NORWAY STREET FROM 300 FT TO 176 FT.
REDUCE THE MINIMUM RIGHT-OF-WAY INTERSECTION RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDES ROAD FROM 25' TO 0'.
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REDUCE THE MINIMUM VERTICAL CURVE 'K' VALUE FROM K=25 TO K=20.73 ON ROAD 'A' AT STA 14+37.72.
REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH FROM 50 FT TO 40 FT. AT STA 7+00.00 TO THE TERMINUS OF THE ROAD.
REDUCE THE MINIMUM PAVEMENT WIDTH FROM 26 FT TO 25 FT.
REDUCE THE MINIMUM FRONT SETBACK FROM 20 FT TO 18.5 FT. FOR LOTS 29 TO 54.
REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 100 FT ON ROAD 'A' AT STA 6+35.76, STA 14+42.13, STA 16+08.25 AND STA 21+14.41.

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plans and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: _____
Tennessee License No. 16625 _____ Date: 6/27/22

Revised: 6/27/2022
6-SD-22-C / 6-G-22UR

NUMBER:	REVISION:	DATE:

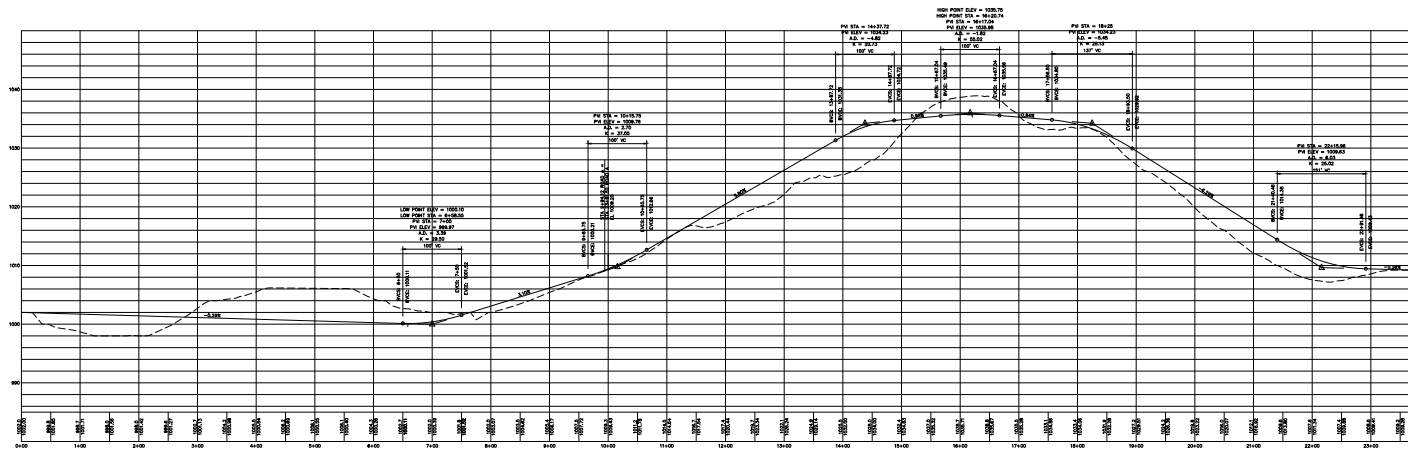
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

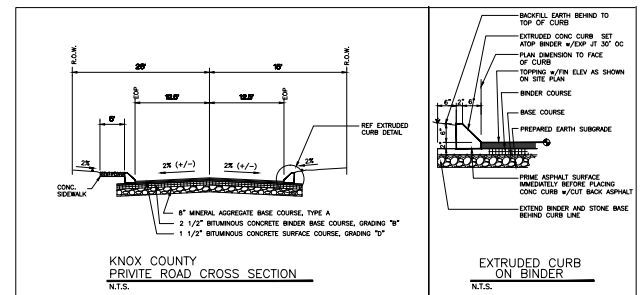
CONCEPT PLAN
ANDES HILL SUBDIVISION
KNOX COUNTY



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DATE:	6/27/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	1 OF 4



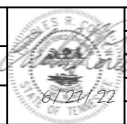
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 SCALE: HORIZ. 1"=100'
 VERT. 1"=10'



NUMBER:	REVISION:	DATE:

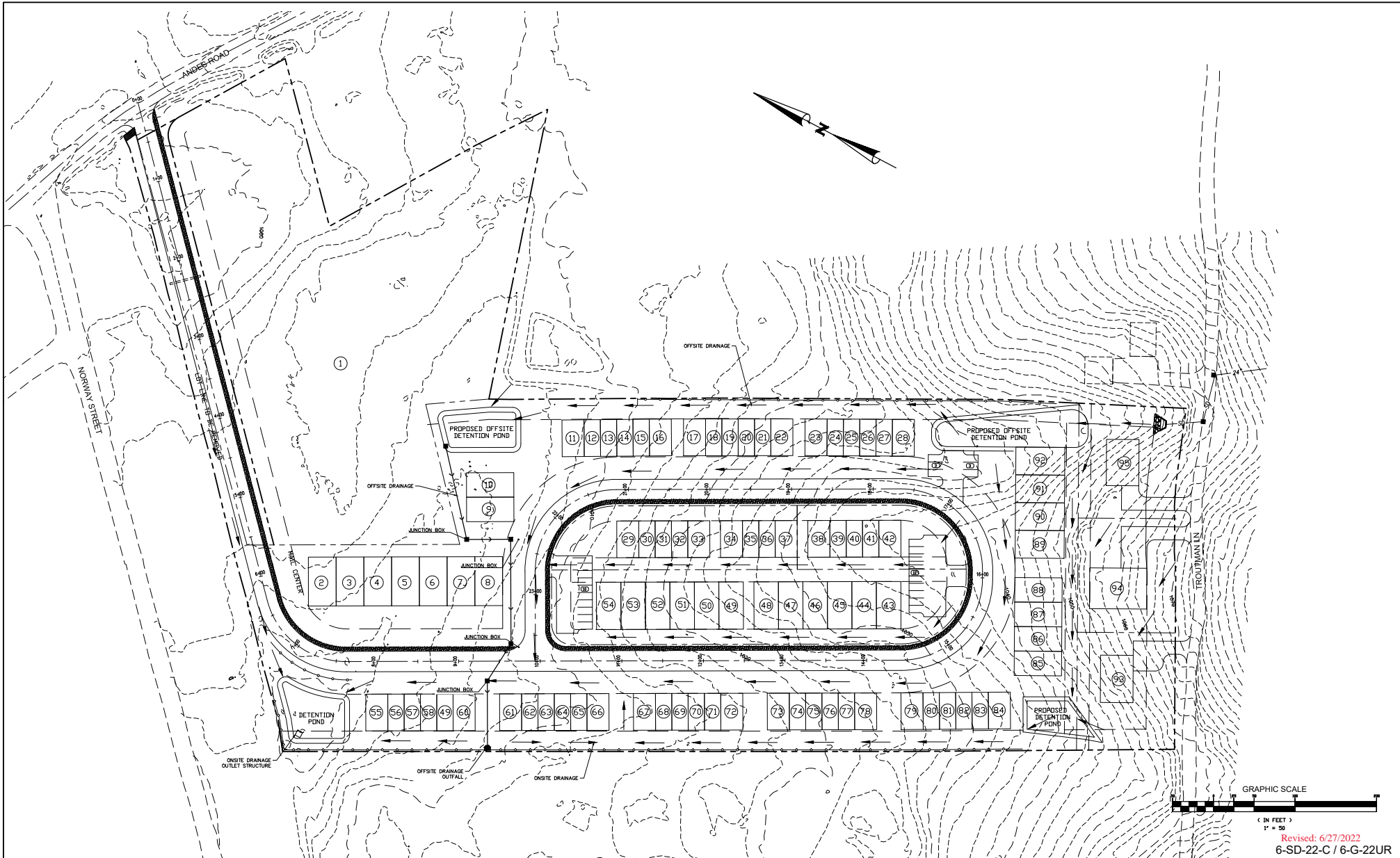
WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

ROAD PROFILE
ANDES HILL SUBDIVISION
KNOX COUNTY



Revised: 6/27/2022
6-SD-22-C / 6-G-22UR

SCALE:	AS NOTED
DATE:	6/27/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	2 OF 4



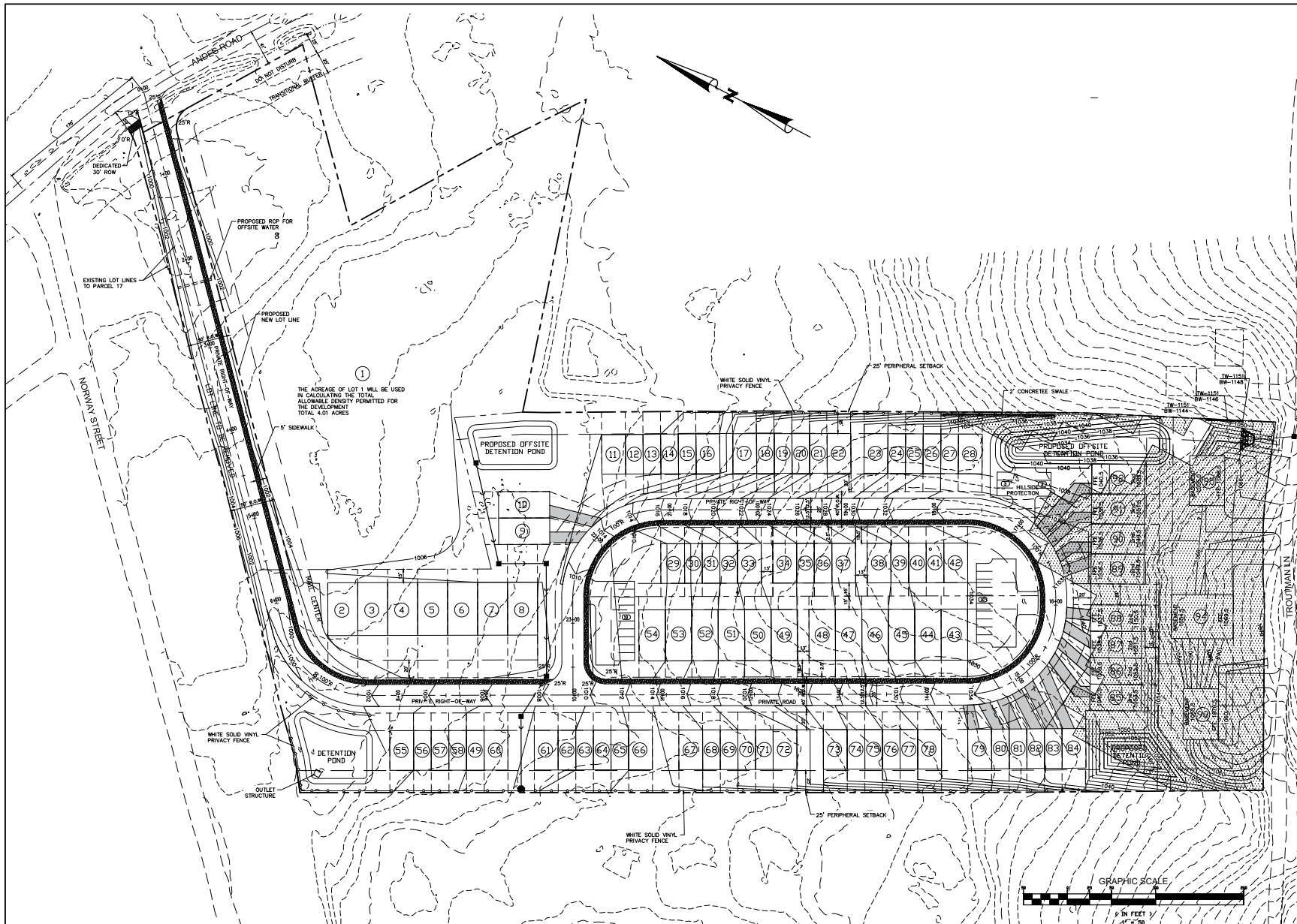
NUMBER:	REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

DRAINAGE PLAN
ANDES HILL SUBDIVISION
KNOX COUNTY

Revised: 6/27/2022
 6-SD-22-C / 6-G-22UR

SCALE:	1"=50'
DATE:	6/27/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	3 OF 4



LOCATION MAP
SCALE: NTS

DEVELOPER:
TURNER HOMES, LLC
11443 KINGSTON FENCE
KNOXVILLE, TN 37934
PH: (865) 777-1700

SITE INFORMATION:
PARCEL 1:
OWNER: BUCKNER INVESTMENT TRUST
ADDRESS: 8531 TROUTMAN LN
CLT MAP: 105
PARCEL ID: 105A017
DISTRICT: W6
ACREAGE: 10.61 AC
EXISTING ZONING: PR UP TO 7 DU/AC
PARCEL 2:
BUCKNER PERRY LEE & JACKIE SMITH BUCKNER
ADDRESS: 1925 ANDES RD
CLT MAP: 105
PARCEL ID: 105A002
DISTRICT: W6
ACREAGE: 4.01 AC
EXISTING ZONING: PR UP TO 7 DU/AC

WATERSHED: BEAVER CREEK
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HILLSIDE PROTECTION MEASURED = 1.33 ACRES
HILLSIDE PROTECTION AREA DISTURBED = 1.56 ACRES

POTABLE WATER IS AVAILABLE TO THE PROPERTY FROM WEST KNOX UTILITY DISTRICT
SANITARY SEWER SEWER CROSSES THE PROPERTY AND IS AVAILABLE TO THE SITE FROM WEST KNOX UTILITY DISTRICT.

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Revised: 6/27/2022
6-SD-22-C / 6-G-22UR

NUMBER	REVISION	DATE

WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRADING PLAN
ANDES HILL SUBDIVISION
KNOX COUNTY

	SCALE: 1"=50'
	DATE: 6/27/22
	DRAWN BY: SCH
	CHECKED BY: CRC
SHEET: 4 OF 4	

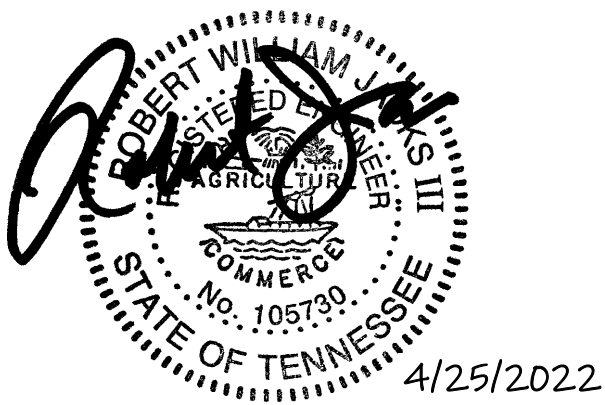


Transportation Impact Study Andes Hill Subdivision Knox County, Tennessee



April 2022

Prepared for:
Turner Homes, LLC
11543 Kingston Pike
Knoxville, TN 37934



6-SD-22-C / 6-G-22-UR
TIS Version 1
4/25/2022

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the proposed Andes Hill Subdivision on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



Andes Road at Proposed Entrance: The 2025 projected level of service calculations for the Proposed Entrance intersection at Andes Road resulted in low vehicle delays. The construction of left and right-turn lanes on Andes Road for entering traffic is not warranted at the Proposed Entrance. A single exiting lane for the development entrance will be sufficient.

- 1a) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the Proposed Entrance approach at Andes Road. The stop bar should be applied a minimum of 4 feet away from the edge of the intersecting roadway and placed at the desired stopping point that maximizes the sight distance.
- 1b) Sight distances at the Proposed Entrance approach must not be impacted by future landscaping, signage, or vegetation. Based on a posted speed limit of 30-mph on Andes Road, the desirable intersection sight distance is 300 feet looking in each direction at each entrance. The required stopping sight distance is 195 feet looking to the north and 205 feet to the south at the Proposed Entrance. A visual inspection determined that the intersection and stopping sight distances are available. However, the view to the north is reduced by the vertical curvature of Andes Road, a utility pole, and road signage. The site designer must ensure that these sight distances are accounted for and provided in the design plans. It is recommended that a registered land surveyor confirm that the sight distances are available at the Proposed Entrance location on Andes Road.
- 1c) Knox County requires a 300-foot minimum intersection spacing distance on Collector roads. The intersection of Andes Road at the Proposed Entrance will be 150 feet away to the southeast from Norway Street.

The site designer should request a variance to allow the proposed intersection spacing to be less than the minimum. This variance should be requested since the development property only has a narrow and limited access point to provide an entrance on Andes Road. Shifting the Proposed Entrance further away from Norway Street is not an option

due to the property frontage limitations.

The longest calculated 95th percentile vehicle queue length for the existing northbound left-turn movement at Norway Street on Andes Road in the PM peak hour is only 2.5 feet. This queue length result is shown in the Synchro software results in Appendix F. This calculated queue suggests that vehicles turning left from Andes Road onto Norway Street at Chip's Crossing Subdivision will not back up to the Proposed Entrance for Andes Hill Subdivision. Andes Hill Subdivision entering vehicles from the north, turning right at the Proposed Entrance, will not experience vehicle queues since this is a free movement without conflicts. Traffic operations from the entering right-turning movement at the Proposed Entrance will not back up to the Andes Road at Norway Street intersection. It is not expected that the traffic operations on Andes Road at the intersection of Norway Street will be detrimental to traffic operations at the Proposed Entrance for Andes Hill Subdivision and vice versa.

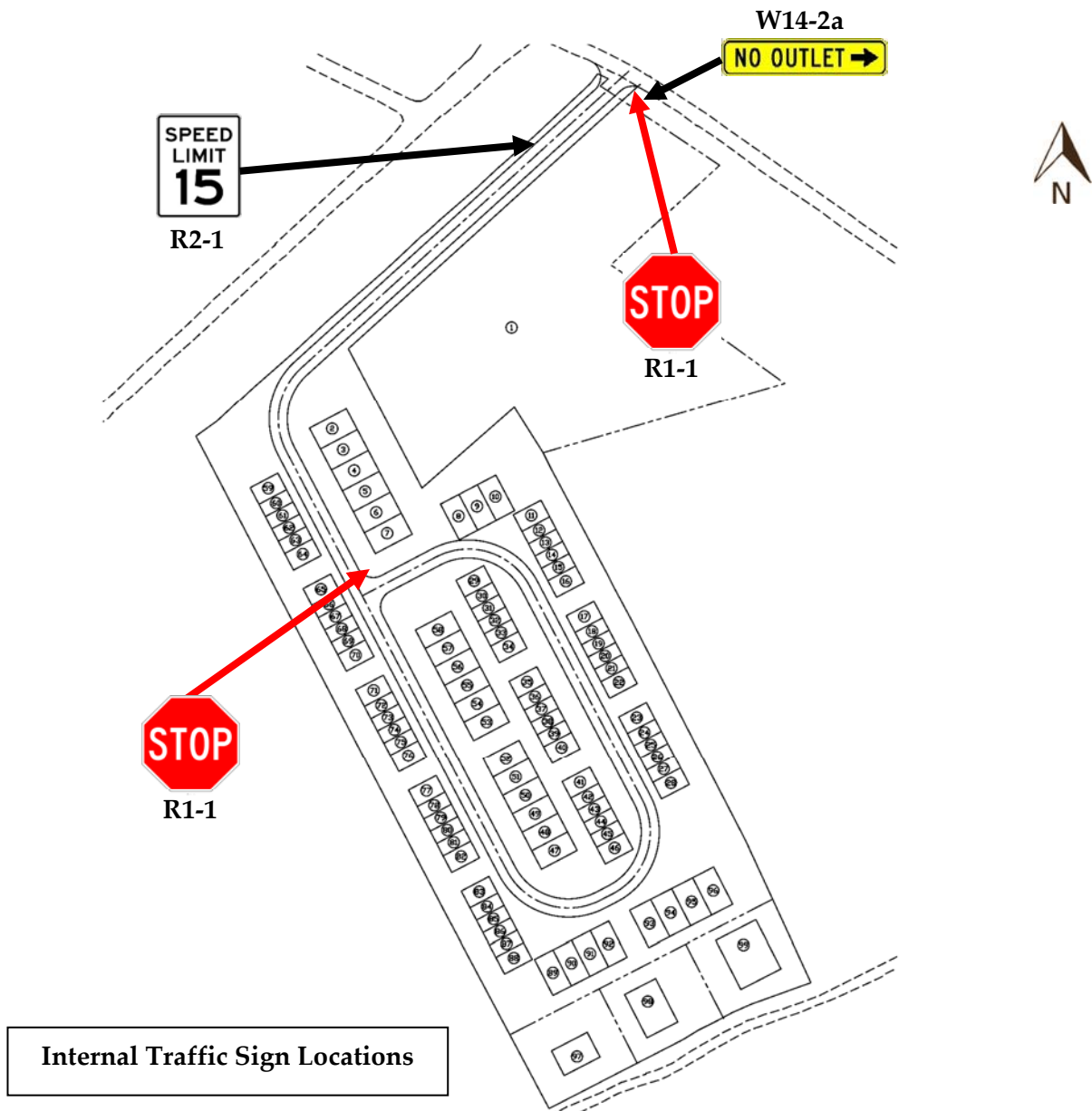
Furthermore, while the proposed intersection spacing does not meet the requirement on a collector road, it will meet the local road intersection spacing requirement of 150 feet. The proposed spacing of 150 feet will provide greater spacing than what currently exists on Andes Road between Norway Street and David Tippit Way, which is only 130 feet.



Andes Hill Subdivision Internal Roads: The layout plan shows one entrance on Andes Road constructed for the development, as shown in Figure 3.

- 2a) A 15-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the development entrance off Andes Road. Since the entrance driveway will not be a public road, a posted speed limit of less than 25-mph is acceptable. It is recommended that a “No Outlet” Sign (W14-2a) be installed at the front of the subdivision at Andes Road. This sign can be installed below the street name sign.

- 2b) Stop Signs (R1-1) with 24” white stop bars and other traffic signage are recommended to be installed at the internal locations, as shown below:



- 2c) Sight distance at the new internal road intersection must not be impacted by signage, parked cars, or future landscaping. With a proposed speed limit of 15-mph in the development, the internal intersection sight distance is 170 feet. The required stopping sight distance is 80 feet for a level road grade. The site designer should ensure that internal sight distance lengths are met.

- 2d) Traffic calming measures may be needed to decrease internal vehicle speeds. The internal roadway has long and straight segments. It is recommended that the site designer consider installing speed humps or speed tables within the development to reduce internal speeds.

- 2e) All drainage grates and covers for the residential development must be pedestrian and bicycle safe.

- 2f) Sidewalks are proposed on one side of the internal roadway. Sidewalks should have appropriate ADA-compliant ramps at intersection corners, and the internal sidewalks are recommended to be 5 feet minimum in width to meet Knox County regulations. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.

- 2g) If directed by the local post office, the site designer should include a parking area within the development for a centralized mail delivery center. The site plan shows a general location at the front of the development, but a specific plan with a parking area should be designed and provided.

- 2h) All road grade and intersection elements should be designed to AASHTO, TDOT, and Knox County specifications and guidelines to ensure proper operation.



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

Turner Homes, LLC Andes Hill Subdivision

Applicant Name	June 9, 2022 May 12, 2022	Affiliation
Date Filed	Meeting Date (if applicable)	File Number(s)

~~1-N-22-RZ~~
~~1-E-22-SP~~
6-SD-22-C / 6-G-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Stefan Claar Director of Land Development

Turner Homes, LLC

Name	Company		
11543 Kingston Pike	Knoxville	TN	37814
Address	City	State	ZIP
865-777-1700	Stefan.claar@turnerhomes.com		
Phone	Email		

CURRENT PROPERTY INFO

Buckner Investment Trust	8531 Troutman Lane	865-804-9802
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
8531 Troutman Lane & 1925 Andes Road	105 A A 017 & 105 A A 002	
Property Address	Parcel ID	
West Knox Utility	West Knox Utility	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

West side of Andes Road, north side of Troutman Lane	14.61 acres
General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	PR (pending)
6th District	Zoning District
Northwest County	MDR (pending)
Planning Sector	Sector Plan Land Use Classification
	Rural residential & vacant land
	Existing Land Use
	Planned Growth
	Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) **Attached Family Dwelling Units**
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Andes Hill [98 total units] Related Rezoning File Number
 Proposed Subdivision Name **detached 1-N-22-RZ**
 Unit / Phase Number **1** Combine Parcels Divide Parcel
 Total Number of Lots Created
 Other (specify) **95 attached singlefamily dwelling units with three Residential single family housing on Trout**

Attachments / Additional Requirements *The 95 attached Townhomes are entered off 1925 Andes and The 3 detached homes are accessed by Troutman Lane*

ZONING REQUEST

Zoning Change ~~MDR approved by Planning Commission March 28, 2022~~
 Proposed Zoning _____ Pending Plat File Number _____
 Plan Amendment Change *7 dwelling units per acre*
 Proposed Plan Designation(s) ~~7 dwelling units per acre~~
 Proposed Density (units/acre) **7 dwelling units per acre** Previous Rezoning Requests ~~non~~
 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	Concept Plan	Total
108		
Fee 2	(98 lots x \$30/lot) + \$500	\$3,440
Fee 3		payment AK

AUTHORIZATION


 Applicant Signature: **Turner Homes, LLC Andes Hill Subdivision** Date: **4/25/2022**
 Please Print: _____ Date: _____
 Phone Number: **423-312-8371** Email: **rcorlew@enterprises.com**
 See attached authorization letters Property Owner Signature: **Buckner Investment Trust** Date: **4/25/2022**
 Please Print: _____ Date: _____