



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 8-SC-22-C (REVISED) **AGENDA ITEM #:** 20
8-H-22-DP (REVISED) **AGENDA DATE:** 9/8/2022

POSTPONEMENT(S): 8/11/2022

▶ **SUBDIVISION:** ZENITH HOMES ON RIFLE RANGE DRIVE

▶ **APPLICANT/DEVELOPER:** ZENITH HOMES

OWNER(S): Randy Guignard Zenith Homes

TAX IDENTIFICATION: 48 070

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3009 RIFLE RANGE DR

▶ **LOCATION:** North side of Rifle Range Drive, east of Magnum Lane

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.52 acres

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This is a residential area comprised of detached single family homes, multifamily homes and mobile home neighborhoods. The forested slopes of Black Oak Ridge are to the south and Hines Branch are to the north.

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 50-65-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum intersection approach vertical curve from K=25 to K=15 on Road A at Rifle Range Drive
2. Reduce the minimum intersection separation from 400' to 360' between the centerlines of Road A and Magnum Lane

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40', Private ROW
2. Reduce the minimum private right-of-way pavement width from 26' to 20', Private ROW

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

** See attached variance and alternative design request form

STAFF RECOMMENDATION:

- ▶ **Approve requested variance 2 and the alternative design standards based on the recommendations of the Knox County Department of Engineering and Public Works because the proposal will not create a safety hazard.**

Deny variance request 1 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future.

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) Providing a 50 ft right-of-way connection to the adjacent property to the west to allow for a future public or private road connection (3003 Rifle Range Drive, parcel 048 07001). The location of this right-of-way connection will be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
 - 4) Certifying that the required sight distance is available at the Rifle Range Drive access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
 - 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
- ▶ **Approve the development plan for a 27-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 conditions.**
 - 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

This proposal is for a 27-lot lot subdivision, with 24 lots for attached houses and 3 lots for detached houses, including the existing house that will remain. The subject property is 6.523 acres and was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-N-22-RZ). The proposed density is 4.14 du/ac.

The Road 'A' access point to Rifle Range Drive is near the crest of a hill. The required 300 feet of sight distance must be certified during the design plan phase. If the access location has to be shifted to obtain sight distance, a new Concept Plan approval may be required if it results in significant changes to the subdivision layout or new variances that cannot be approved as part of a final plat.

The Road 'A' connection to Rifle Range Drive requires two variances; 1) reduce the intersection separation from 400 ft to 360 ft, and 2) reduce the intersection approach vertical curve from K=25 to K=15. Staff is recommending approval of the intersection separation variance because the location of the proposed access point provides for the greatest sight distance looking to the west along Rifle Range Drive. However, staff is recommending denial of variance request 2 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future. The Knox County Department of Engineering and Public Works has stated they would work with the applicant during the design plan phase in looking at the vertical curves further back on the road if necessary to accommodate the project design.

Staff is recommending a 50-ft right-of-way connection be provided for the property to the west (3003 Rifle Range Drive, parcel 048 07001). The subdivision regulations prohibit "reserve or spite strips," which are thin strips of land between a public right-of-way and an adjacent property that prohibits access to the public right-of-way. Road 'A' touches the adjacent property at the Rifle Range Drive frontage, but that is too close to allow a

safe connection. Road 'A' it is approximately 2 ft away from the adjacent property just before lot 1, which is a potential connection point. This connection will allow for an extension of a public or private road or a driveway. Because of the road crest in front of 3003 Rifle Range Road, it is beneficial to have fewer connections in this area, if possible.

The Concept Plan shows additional right-of-way being dedicated along the Rifle Range Drive frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

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 attached and 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 4.14 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 requests a 25 ft peripheral setback along the eastern boundary, which is adjacent to a mobile home park in the RB (General Residential) zone. There is a vegetated drainage area between the mobile homes and the subject property.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The required stream buffers are provided for Hines Branch on the north side of the property.
- b) 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 because of the distance to adjacent residential structures to the east and the vegetated drainage area that is predominantly located on the adjacent property.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for 24 attached and 3 detached house. The mix of house sizes and price points are to be determined by the developer.

3) NORTH 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 4.14 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: 306 (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: 3 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls 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 development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.