



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 2-SB-23-C

AGENDA ITEM #: 17

2-C-23-SU

AGENDA DATE: 4/13/2023

POSTPONEMENT(S): 2/9/2023, 3/9/2023

▶ **SUBDIVISION:** BUFFAT MILL ESTATES

▶ **APPLICANT/DEVELOPER:** RD BUFFAT, LLC

OWNER(S): RD Buffat, LLC

TAX IDENTIFICATION: 60 P A 025,025.01

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5233 MCINTYRE RD (0 MONTE VISTA RD)

▶ **LOCATION:** South side of Buffat Mill Rd, north side of McIntyre Rd, eastern terminus of Monte Vista Rd

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 70.68 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Residential subdivision for duplexes

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood), RN- (General Residential Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential -- RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: I-640 Right-of-Way -- ROW (Right-of-Way), HP (Hillside Protection Overlay)
West: Agriculture/forestry/vacant, single family residential -- RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 290

SURVEYOR/ENGINEER: Christopher Gollither, P.E. Ardurra

ACCESSIBILITY: Access is via McIntyre Road, a local road, with a pavement width of 18-ft within a right-of-way width of 42-53-ft; and via Buffat Mill Road, a major collector, with a pavement width of 18-22-ft within a right-of-way width of 50-65-ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum intersection separation from 300 ft to 190 ft between the centerlines of Road 'A' and Locarno Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX

COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum road grade from 12 percent to 13 percent on Road 'A' between STA 3+07.27 and 7+90.27

ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING APPROVAL

**** See the Requested Variances and Alternative Design Standards memo attached to the staff report.**

STAFF RECOMMENDATION:

- ▶ **Approve the requested variance and alternative design standard based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.**

Approve the concept plan subject to 14 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Implementing the recommendations of the Buffat Mill Estates Transportation Impact Analysis (Ardurra, revised 3/29/2023) as required by the Knoxville Department of Engineering during the design plan phase (see Exhibit A).
4. Certifying that the required sight distance in both directions is available at the intersections of Buffat Mill Rd, McIntyre Rd, and, if required during the design plan phase, the interior intersections. Documentation shall be provided to and approved by the Knoxville Department of Engineering during the design plan phase.
4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Provide sight distance easements on the final plat as required by the Knoxville Department of Engineering during the design plan phase.
6. Confirm that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
7. Provide a right-of-way connection to the eastern right-of-way terminus of Monte Vista Rd from the southwestern intersection of Road 'A' and Road 'B'.
8. Provide a paved sidewalk from the southwestern intersection of Road 'A' and Road 'B' to the paved terminus of Monte Vista Rd. The sidewalk design shall meet the requirements of the Knoxville Department of Engineering during the design plan phase.
9. Installing all landscaping at the clubhouse as shown on the landscape plan (sheet L-1.0). Minor modifications that are in keeping with the landscape plan can be approved by Planning Commission staff during the design plan phase.
10. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
11. Meeting all applicable requirements of the Knoxville Department of Engineering.
12. 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, and/or stormwater drainage systems.
13. Placing a note on the final plat that all lots will have access only to the internal street system.
14. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, in the powerline easement along the eastern lot line.

- ▶ **Withdraw the Special Use application as requested by the applicant.**

COMMENTS:

This proposal is for a 290-lot residential subdivision on this 70.34-acre property. The property is zoned RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay). The RN-2 zone requires a minimum lot size of 5,000 sqft. The proposed lot sizes range from approximately 5,000 to 17,600 sqft.

Approximately 28 acres of the site are in the HP (Hillside Protection Overlay) zone. A maximum of 19.13 acres within the HP overlay can be disturbed. The applicant proposes to disturb 19.15 acres. Conformance with the disturbance limitations must be confirmed during the design plan phase.

A transportation impact analysis (TIA) was submitted by the applicant. The TIA analyzed the intersections of Buffat Mill Rd, Loves Creek Rd, McIntyre Rd, Spring Hill Rd, Monte Vista Rd, and the two new access points at Road 'A' and Road 'F'. The only improvement warranted is a northbound left turn lane on Loves Creek Rd at

the Buffat Mill Rd intersection. This turn lane is warranted under the existing conditions and is only marginally impacted by the new vehicle trips from the Buffat Mill Estates development. A pedestrian connection to the eastern terminus of Monte Vista Rd is being provided. This will increase pedestrian connectivity and significantly reduce the distance to Spring Hill Elementary.

The proposed Road 'A' intersection at Buffat Mill Rd requires an intersection separation variance from 300 ft to 190 ft to Locarno Dr. There is limited opportunity to shift the access point further away from Locarno Dr. The reduced intersection separation is less of a safety concern because the intersections are on the same side of the street and will not create conflicting turn movements on Buffat Mill Rd.

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: 79 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Austin East 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 special use request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.