



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 8-SA-23-C  
8-B-23-DP

**AGENDA ITEM #:** 30  
**AGENDA DATE:** 8/10/2023

▶ **SUBDIVISION:** SPRING LAKE FARMS  
▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.  
**OWNER(S):** Eagle Bend Development, LLC

**TAX IDENTIFICATION:** 92 053 [View map on KGIS](#)

**JURISDICTION:** County Commission District 3

**STREET ADDRESS:** 0 BOGART LN

▶ **LOCATION:** North of Bogart Ln terminus, south side of Ball Camp Pike, east of Amherst Rd

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Grassy Creek

▶ **APPROXIMATE ACREAGE:** 26.2 acres

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

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

▶ **PROPOSED USE:** Attached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential, public-quasi public, agriculture/forestry/vacant -- A (Agricultural)  
South: Single family residential -- PR (Planned Residential) up to 4 du/ac  
East: Agriculture/forestry/vacant land -- A (Agricultural)  
West: Single family residential -- A (Agricultural)

▶ **NUMBER OF LOTS:** 57

**SURVEYOR/ENGINEER:** Chris Sharp, P.E. Urban Engineering, Inc.

**ACCESSIBILITY:** Access is via Bogart Lane and Jumping Jack Lane, local streets with 22 ft of pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1. Reduce the minimum lot frontage from 25 ft to a minimum of 15 ft, as shown on the Concept Plan, for lots 126-133, 138-143, 145, and 147.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum lot frontage from 25 ft to a minimum of 20 ft, as shown on the Concept Plan, for lots 105-115, 118, 121-122, 125, 134, 137, 144, 146, 149-150, 152-156, and 159-160.

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

\*\* See attached variance and alternative design request form

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## STAFF RECOMMENDATION:

- ▶ **Approve the requested variance and alternative design standard based on the justification provided by the applicant.**

### **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) Implementation of any outstanding improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated December 17, 2018, as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
- 4) Providing a revised concept plan to Planning staff with the acreage of the PR (Planned Residential) zoning district. The total acreage stated on the concept plan, 44.86 acres, includes right-of-way along existing county roads and a small portion of the property on the south side of Bradley Lake Lane that is zoned A (Agricultural).
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- ▶ **Approve the development plan for a residential subdivision with up to 57 attached dwellings on individual lots, as shown on the plan, 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.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

## COMMENTS:

This proposal is Phase 2 of the Spring Lake Farms Subdivision, with 57 attached houses on individual lots on approximately 26.2 acres (2.18 du/ac). This replaces approximately 39 detached house lots, resulting in an increase of 18 dwelling units. If this proposal is approved as requested, there will be 137 dwelling units on approximately 42.3 acres zoned PR at an overall (gross) density of approximately 3.24 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

## BACKGROUND

The original Concept Plan was approved in 2018 for 119 detached house lots at a density of 2.8 du/ac (12-SC-18-C / 12-J-18-UR). In 2020, a revised Concept Plan was approved administratively to reduce the number of lots and shorten the roads in what is now Phase 2. In 2022, another revision was approved administratively to add 4 additional lots at the end of Jumping Jack Lane. This revision is shown on sheet C-1.

The 2018 Concept Plan approval included reduced pavement width to 22 ft and right-of-way width to 40 ft. This was approved for the entire subdivision but was specifically recommended for approval to reduce grading into the Hillside Protection area, which is allowed as a consideration per Section 4.01 of the subdivision regulations. The 2018 approval was for detached residential lots with a typical width of 50 ft.

The current proposal includes a 26 ft wide road and 50 ft wide right-of-way for Road A and Road B, which will allow on-street parking. The applicant estimates there is room for approximately 17 on-street parking spaces.

A Traffic Impact Study was completed in 2018. The only recommended off-site road improvement was to widen Bradley Lake Lane from the subdivision entrance to Amherst Road per the requirements of Knox County Engineering and Public Works.

## VARIANCES AND ALTERNATIVES DESIGN STANDARDS

When a Concept Plan is revised, the variances and alternative design standards must be reapproved. This includes a reevaluation of those based on the current proposal.

This proposal includes requests to reduce the minimum lot frontage of 25 ft for 44 of the 57 lots. This includes 19 lots with frontage between 20 ft and 25 ft of frontage and 16 lots with frontage between 15 ft and 20 ft. The subdivision regulations allow the Planning Commission to approve a reduction of the lot frontage for attached dwelling units to 20 ft as an alternative design standard; however, guest parking shall be provided throughout the development as determined by the Planning Commission per Section 3.03.B. A lot frontage reduction less

than 20 ft requires variance approval and must the criteria for approval in Section 1.05.

Staff is recommending approval of the alternative design standard and variance request to reduce the minimum lot frontage based on the available on-street parking opportunities for guest parking (see Exhibit A). The lots with less than 20 ft of frontage are in the radials of the cul-de-sacs.

#### 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 4 du/ac:

- a) The PR zone allows houses and attached houses 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 4 du/ac. The proposed gross (overall) density for the subdivision is 3.24 du/ac.
- c) The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties.

##### 2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – NOTE: The proposed attached houses are 2 stories with front-facing garages, consistent with most detached houses in the subdivision.
- b) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – NOTE: The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.

##### 3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.24 du/ac.
- b) Phase 2 has approximately 13.3 acres of Hillside Protection (HP) area. This proposal does not create any additional disturbance within the HP area.
- c) The pond on the property has the Stream Protection (SP) designation. This proposal does not impact the SP area.

##### 4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 service.

**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:** 3 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).