

# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 4-SC-24-C

**AGENDA ITEM #:** 24

4-C-24-DP

**AGENDA DATE:** 4/11/2024

► **SUBDIVISION:** FOX ROAD SUBDIVISION

► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 143 112 01,112

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 FOX RD (504 FOX RD)

► **LOCATION:** Northeast side of Fox Rd, south of Castleglen Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

► **APPROXIMATE ACREAGE:** 23.36 acres

► **ZONING:** PR (Planned Residential) up to 3.5 du/ac and 4.0 du/ac

► **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND  
USE AND ZONING: North: Single family residential, agriculture/forestry/vacant - PR (Planned Residential) up to 3 du/ac  
South: Single family residential, public/quasi public land, rural residential - A (Agricultural)  
East: Agriculture/forestry/vacant - A (Agricultural)  
West: Rural residential, I-140 right-of-way - PR (Planned Residential) up to 3 du/ac, ROW (Right-of-Way)

► **NUMBER OF LOTS:** 92

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

ACCESSIBILITY: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a right-of-way with varying width.

► **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**  
1) Increase the maximum road grade from 12% to 14.93% between STA 7+28.64 and 9+78.68 on Road 'B'.  
2) Increase the maximum road grade from 12% to 13.18% between STA 3+07.41 and 6+15.11 on Road 'A'.  
3) Increase the maximum road grade from 12% to 12.15% between STA 6+41.72 and 11+97.29 on Road 'A'.  
4) Reduce horizontal curve radius from 250' to 200' between STA 4+76.39 and 5+56.93 on Road 'A'.  
5) Reduce horizontal curve radius from 250' to 200' between STA

9+92.20 and 10+39.84 on Road 'A'.

6) Reduce horizontal curve radius from 250' to 200' between STA 3+56.86 and 6+16.23 on Road 'B'.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR CITY OF KNOXVILLE ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

1) Increase the maximum intersection grade from 1% to 1.20% at the intersection of Roads 'A' and 'B'. (County)

2) Increase the maximum intersection grade from 1% to 1.23% at the intersection of Roads 'B' and 'C'. (County)

3) Increase the maximum intersection grade from 1% to 2% at the intersection of Road 'B' and Fox Road. (City)

4) Reduce the right-of-way width from 50 ft to 40 ft for all roads. (County)

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**STAFF RECOMMENDATION:**

- **Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 11 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 the stream buffers on the Final Plat, shown on lots 10-12, unless documentation to Knox County Engineering and Public Works during the design plan phase that this is a wet weather conveyance.
- 4) Implementing the recommendations of the Fox Road Subdivision Transportation Impact Study (AJAX Engineering, revised November 2022) as revised and approved by Planning and Knox County Engineering and Public Works staff.
- 5) Obtaining all necessary permits from the City of Knoxville for work within the Fox Road right-of-way.
- 6) Certifying that the required sight distance is available along Fox Road in both directions at the Road 'A' intersection, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase.
- 7) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 8) The road right-of-way width shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase as an alternative design standard, in consultation with the utility district to ensure all infrastructure can be accommodated.
- 9) Providing 200-ft sight distance easements through curves with a horizontal radius of less than 200 ft, as required by Knox County Engineering and Public Works during the design plan phase. Driveways must have a depth of 20 ft past the sight distance easement.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.
- 11) 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 residential subdivision with up to 92 detached dwellings, subject to 1 condition.**

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

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 for a 92-lot detached residential subdivision on 23.6 acres at a density of 3.9 du/ac. The site has two different PR (Planned Residential) zone districts: 22.7 acres at 4 du/ac (9-D-22-RZ) and 0.9 acres at 3.5 du/ac (12-M-22-RZ). The proposed density is in conformance with both PR zone districts.

The proposed public roads have a 40-ft right-of-way and 26-ft pavement width. There is a recommended condition that the right-of-way width be further reviewed and approved by Knox County Engineering and Public Works during the design plan phase, which will allow further discussions with the utility district to ensure all agencies agree that the required infrastructure can be accommodated.

#### **ALTERNATIVE DESIGN STANDARDS**

The applicant is requesting several road design alternative design standards. The requests to increase intersection grades from 1 percent to no more than 2 percent will still allow for ADA-accessible crosswalks if sidewalks are ever installed. The 200-ft horizontal curve radii are appropriate on streets with a posted speed limit of 25 MPH. There is a condition that a 200-ft sight distance easement be provided on the inside of these curves to ensure impediments are not installed, such as large plantings. The increased road grades will allow less grading in the HP (Hillside Protection) areas.

#### **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 3.5 du/ac and 4 du/ac:

a) The PR zone allows 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) The site has two different PR (Planned Residential) zone districts: 22.7 acres at 4 du/ac (9-D-22-RZ) and 0.9 acres at 3.5 du/ac (12-M-22-RZ). The proposed density is in conformance with both PR zone districts.

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

a) Encourage the scale of new development to be compatible with existing neighborhoods and communities (policy 9.3). The development will consist of detached houses, which are consistent with other nearby residential developments.

##### **3) SOUTHWEST COUNTY SECTOR PLAN**

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.9 du/ac.

B) There are 17.6 acres of the 23.6-acre property in the HP (Hillside Protection) area. The slope analysis recommends a maximum of 10.9 acres (62.7 percent) of land disturbance within the HP area. This proposal disturbs 16.3 acres (92.6 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:** 38 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley 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.

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).