



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SA-24-C
6-A-24-DP

AGENDA ITEM #: 32
AGENDA DATE: 6/13/2024

▶ **SUBDIVISION:** CATLETT ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** LEONARD DEVELOPMENT, LLC
OWNER(S): Earl Letsinger, Gary Letsinger

TAX IDENTIFICATION: 130 160 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1141 CATLETT RD

▶ **LOCATION:** Southeast side of Snyder Rd, west side of Catlett Rd

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 10.2 acres

▶ **ZONING:** PR(k) (Planned Residential) up to 4.68 du/ac

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

▶ **PROPOSED USE:** 33-lot single family residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)
South: Rural residential - A (Agricultural)
East: Single family residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)

▶ **NUMBER OF LOTS:** 33

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

ACCESSIBILITY: Access is proposed via Catlett Rd, a local street with a 20-ft pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE:**
1. Reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the grade from 1% to 1.5% at the intersection of roads A and B.
2. Increase the grade from 1% to 2% at the intersection of road B and

STAFF RECOMMENDATION:

- ▶ **Approve the requested variance to reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B, based on the following evidence of hardship.**

1. The property is somewhat irregularly shaped and is challenging topographically. The most optimum location of proposed Road B happens to coincide with the steepest part of the property with the HP (Hillside Protection) designation.
2. The shape of the property and the location of the slope with respect to the proposed road is unique to the property and has not been created by any person having an interest in the property.
3. Granting this variance will not be detrimental to public safety, health, or welfare as the proposed reduction is in compliance with the AASHTO standard, as stated by the applicant.

Approve the concept plan subject to 7 conditions.

1. During the design plan phase, provide a hydraulic determination of the blue line that appears on the USGS Quad Map. If this is determined as a blue line stream, appropriate buffers shall be provided. If the lot configuration changes because of any potential buffers, the revised site plan must be reviewed by Planning staff prior to approval of the design plan.
 2. Provide a note on the final plat that states the driveways of lots 5, 7, and 12 shall meet the minimum corner clearance requirement of 50' from intersecting right-of-way lines.
 3. Prior to the final plat application submission, remove the word "Road" from the subdivision name as road types cannot not be included in the subdivision name.
 4. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
 5. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
 6. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 7. 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.
- ▶ **Approve the development plan for a residential subdivision of up to 33 detached dwellings in the PR zone, subject to 1 condition.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This proposal is for a 33-lot subdivision for single-family houses on 10.2 acres at a density of 3.23 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 4.68 du/ac earlier this year (1-A-24-RZ). The (k) indicates a condition applied to the rezoning request. In this case, the condition added by the County Commission is that the density shall be limited to 4.68 du/ac. The property has frontage along Snyder Road and Catlett Road and access is provided only via Catlett Road.

VARIANCE:

The K value stands for Rate of Vertical Curvature, which is calculated as the length of vertical curve divided by the algebraic difference in percentage of grades. It is a design control used to measure stopping sight distance on roadways. While the Subdivision Regulations require a subdivision in Knox County to have a fixed minimum K value of 25 for local streets, the AASHTO manual "A Policy on Geometric Design of Highways and Streets" has variable standards. The proposed K value reduction is in compliance with AASHTO standards, as stated by the applicant.

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(k) (Planned Residential) up to 4.68 du/ac:

A. The PR zone allows 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. The 3.23 du/ac proposed is below the 4.68 du/ac maximum that was a condition of the rezoning approval.
- C. The site layout conforms to the lot size and setback requirements of the zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character (Policy 2). -- Detached houses will be consistent with the surrounding properties which primarily accommodate single family residences and rural residences.
- B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). -- Within one mile of the property, there is a private school, Knoxville Christian School, and several community serving commercial and recreational uses along Outlet Drive and Lovell Road.

3) FUTURE LAND USE MAP

- A. The property has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. Single family dwellings are recommended as 'primary uses' in the RC place type.
- B. The proposed open space including easements and common areas is approximately 1.5 acres. This proposal is consistent with the recommended disturbance budget of the slope analysis.

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. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: 364 (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: 14 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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).