CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 3-SA-25-C **Related File Number:**

Application Filed: 1/24/2025 **Date of Revision:**

Applicant: EASTWOOD, LLC

PROPERTY INFORMATION

General Location: North side of Mountie Ln, west of Ranger Ln

Other Parcel Info.:

Tax ID Number: 61 01907 **Jurisdiction:** County

Size of Tract: 20.83 acres

Accessibility: Access is via Mountie Lane, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential - RA (Low Density Residential)
East: Single family residential, rural residential - RA (Low Density Residential)
West: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural)

Proposed Use: **Density:** 1.72 du/ac

Planning Sector: East County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 MOUNTIE LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Eastwood Estates

No. of Lots Proposed: 35 **No. of Lots Approved:** 0

Variances Requested: VARIANCES:
a. Reduction in broken back curve tangent from 150 ft to 88 ft Road A 6+18.
b. Reduction in broken back curve tangent from 150 ft to 63 ft Road B 3+80.
c. Reduce the minimum K value from 25 to 16 at Road A sta 8+51.91.
d. Reduce the minimum K value from 25 to 18 at Road B 3+15.89.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED):
a. Increase intersection grade from 1% to 2% at Mountie Rd and Road A.
b. Increase intersection grade from 1% to 2% at Road A and Road B.
c. Reduce public road right-of-way from 50 ft to 40 ft.
d. Reduce public road driving surface width from 26 ft to 22 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance to reduce the broken back curve tangent from 150’ to 88’ Road A Sta 6+18.
A. The property has steep topography in this location.
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.

Approve the variance to reduce the broken back curve tangent from 150’ to 63’ Road B Sta 3+80.
A. The property has steep topography in this location.
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.

Approve the variance to reduce vertical curve length on Road A from K=25 to K=16 at sta 8+51.91, based on the following evidence of hardship.
A. Due to the existing steeper topography along this section of Road A, a reduction of the vertical curve length is needed.
B. The existing slope is steep, and the variance allows for a smoother approach.
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce vertical curve length on Road B from K=25 to K=18 at sta 3+15.89, based on the following evidence of hardship.
A. The steep topography throughout the property requires reducing the vertical curve length to keep site grading balanced.
B. The location and grade of the existing access easement presents a unique challenge.
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the concept plan, subject to 9 conditions.

Staff Recomm. (Full):

1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Before recording the final plat for the subdivision, establishing 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.
5. Providing a sight distance easement through the horizontal curve radius less than 250 ft and, if necessary, through Lot 17 to maintain 250 ft of sight through the curve on Road B, per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
6. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream through Lot 17, Lot 4 and under Road B. The required stream buffers must be provided if this is determined to be a stream.
7. The access easement must run through at least one lot and cannot be platted separately from the lot.
8. Meet all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

The most recent approval on this property was in 2000 for 34 lots (3-SE-00-C). This proposal is for 35 single-family lots on 20.38 acres. The property is zoned RA (Low Density Residential). The RA zone requires a minimum lot size of 10,000 sq ft. The proposed lots are 10,218 sq ft to 121,268 sq ft and are generally equivalent to the lot sizes in the area.

Two new public roads will be built off Mountie Ln in the Eastwood Estate subdivision, and an access easement will be created at the rear of the property for the large lots. Because of the steep topography, the pavement width of the public roads has been reduced to 22 ft from 26 ft, and the right-of-way width has been reduced to 40 ft.

The total Hillside Protection Area is 19.56 acres. The preliminary grading plan shows 8.72 acres of disturbed area, which doesn't include the houses off the access easement. The slope analysis recommends a disturbance budget of 6.88 acres.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action:

Approve the variance to reduce the broken back curve tangent from 150' to 88' Road A Sta 6+18.
A. The property has steep topography in this location.
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.

Approve the variance to reduce the broken back curve tangent from 150' to 63' Road B Sta 3+80.
A. The property has steep topography in this location.
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.

Approve the variance to reduce vertical curve length on Road A from K=25 to K=16 at sta 8+51.91, based on the following evidence of hardship.
A. Due to the existing steeper topography along this section of Road A, a reduction of the vertical curve length is needed.
B. The existing slope is steep, and the variance allows for a smoother approach.
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce vertical curve length on Road B from K=25 to K=18 at sta 3+15.89,

based on the following evidence of hardship.
A. The steep topography throughout the property requires reducing the vertical curve length to keep site grading balanced.
B. The location and grade of the existing access easement presents a unique challenge.
C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the concept plan, subject to 9 conditions.

Date of Approval:	3/13/2025	**Date of Denial:**	**Postponements:**
Date of Withdrawal:		**Withdrawn prior to publication?:** ☐	**Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action:	**Date of Legislative Action, Second Reading:**
Ordinance Number:	**Other Ordinance Number References:**
Disposition of Case:	**Disposition of Case, Second Reading:**
If "Other":	**If "Other":**
Amendments:	**Amendments:**
Date of Legislative Appeal:	**Effective Date of Ordinance:**