

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 1-SE-19-C **Related File Number:** 1-G-19-UR
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: ELITE CONSTRUCTION

PROPERTY INFORMATION

General Location: Southeast side of Millertown Pike, southwest of Ely Park Ln.
Other Parcel Info.:
Tax ID Number: 51 01802 **Jurisdiction:** County
Size of Tract: 2.32 acres
Accessibility: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential) and A (Agricultural)
South: Residences - PR (Planned Residential)
East: Residence - A (Agricultural)
West: Residences - A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 3.88 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 8022 Millertown Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned 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: Elite Construction on Millertown Pike

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variations Requested: Variance requiring Planning Commission approval:
1. Intersection spacing variance between Road A and Ely Park Ln., from 400' to 340'.

Waiver approved by Knox County Department of Engineering and Public Works:
1. Intersection grade waiver from 1% to 3%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Providing certification prior to final plat approval that 400' of sight distance is available in both directions along Millertown Pike at the proposed subdivision street entrance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
6. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to develop this 2.32 acre tract with 9 detached residential lots at a density of 3.88 du/ac. The proposed subdivision will have access to Millertown Pike, a minor arterial street. The property was rezoned to PR (Planned Residential) in 2005 and was originally planned to be a part of the Ely Park Subdivision that is located to the east.

The applicant has requested a reduction of the peripheral setback for this subdivision from 35' to 25' due to the shallow depth of the lots. Staff is supporting the requested reduction as identified on the concept plan.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: APPROVE variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

APPROVE the Concept Plan subject to 6 conditions.

Date of Approval: 1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: