

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-G-19-UR **Related File Number:** 10-SB-19-C
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: RALPH SMITH / PLS

PROPERTY INFORMATION

General Location: Northeast side of Old Clinton Pk., north of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 67 A B 008 **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplexes **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7606 Old Clinton Pk.
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:

No. of Lots Proposed: 8

No. of Lots Approved: 8

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 8 duplexes on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the north property line, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing the fence and landscape screening along the north property line as shown on the development plan.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

This proposal is for a residential subdivision on 4 acres with 8 duplexes on individual lots at a density of 4 du/ac. In July 2019, County Commission approved rezoning of the property to PR up to 4.8 du/ac. Access for the subdivision will be from a new private road with 20' of pavement width within 40' of right-of-way. The new road intersects with Old Clinton Pike 167' from the W. Emory Road intersection. Since Old Clinton Pike is classified as a collector street, the minimum distance between intersections is 300'.

The development will include an pavilion within common open space as an amenity near the entrance to the subdivision. The centralized mail delivery system is also proposed in front of this open space. A fence and landscaping is proposed along the north property line to provide screening for the residential property to the north.

Action: Approved**Meeting Date:** 10/10/2019**Details of Action:**

Summary of Action: APPROVE the development plan for up to 8 duplexes on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the north property line, subject to 2 conditions.

Date of Approval: 10/10/2019**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** ☐ **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** Knox County Board of Zoning Appeals**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:**