

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 10-SA-18-C **Related File Number:**
Application Filed: 8/13/2018 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY LLC

PROPERTY INFORMATION

General Location: West side of Pedigo Rd, south of Childress Rd.
Other Parcel Info.:
Tax ID Number: 37 10201 **Jurisdiction:** County
Size of Tract: 3.7 acres
Accessibility: Access is via Pedigo Rd., a major collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / A (Agricultural)
South: Vacant land / PR (Planned Residential)
East: Pedigo Rd., residential subdivision, houses, vacant land / PR (Planned Residential) and A (Agricultural)
West: Houses and vacant land / A (Agricultural)
Proposed Use: Removal of previously approved street connection. **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Pedigo Rd
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: Copeland Heights

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

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 Concept Plan subject to 5 conditions.

Staff Recomm. (Full): 1) Meeting the requirements of the previously approved Concept Plan (7-SG-18-C) and Use on Review (7-N-18-UR).
2) Construction of the sidewalk connecting Phase 1 and Phase 2 of this development through the common area and amenity as shown in the attached plans with a minimum width of 5'. The sidewalk shall connect to the sidewalks of the internal roads of the subdivision.
3) Adding a note to the final plat stating that Lot 91 is for common area and amenity uses only, and is not to be developed with a residential dwelling.
4) Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the 35' minimum setback from peripheral boundary lines for the pool, amenity structures and recreational uses (Article 5, Section 5.13.02.D).

Comments: This proposal is to revise the previously approved Concept Plan (7-SG-18-C) by removing the portion of Road "B" south of Road "A" that was intended as an internal connection between Phase 1 and Phase 2 of this development. During Design Plan review, the applicant determined that the stormwater detention needed to be larger than originally anticipated, rendering the road connection infeasible. There will also be a loss of some lots in Phase 1.

The applicant is proposing to construct a 5' sidewalk between Phase 1 and Phase 2 of the subdivision to allow pedestrian connectivity. The sidewalk will be located on top of the western berm of the detention pond. The attached conceptual amenities plan shows a fence to be located around the top of the detention pond berm and a landscaping buffer on either side of the proposed sidewalk. The amenity plan is not being approved as part of this application because the previously approved Use on Review (7-N-18-UR) required that the amenity plan be reviewed and approved by MPC staff. However, the attached plan provides the general intent and shows the proposed sidewalk through the site and how it will connect to the sidewalks along the internal roads.

Action: Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 5 conditions.

Date of Approval: 10/11/2018

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:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: