CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	10-SB-19-C
Application Filed:	8/26/2019
Applicant:	RALPH SMITH / PLS

ber:	10-SB-19-C	Related File Number:	10-G-19-0R
on Filed:	8/26/2019	Date of Revision:	

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: Access is via Old Clinton Pike, a minor collector with 23' of pavement width within 40'-46' of right-ofway. **GENERAL LAND USE INFORMATION**

Existing Land Use:	Vacant land	
Surrounding Land Use:	This property is across the street from a mobile home park to the northwest and is adjacent to a strip mall shopping center to the south. There is a post office behind this parcel to the southeast. It is otherwise surrounded by single family residential and either vacant or agricultural land.	
Proposed Use:	Duplexes	Density: 4 du/ac
Sector Plan:	North County	Sector Plan Designation:
Growth Policy Plan:	Planned Growth Area	à

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 Name:	Emma Grace Ridge	
No. of Lots Proposed:	8	No. of Lots Approved: 8
Variances Requested:	1) Inter	rsection spacing variance between the new private road and W. Emory Road, from 300' to 167'.
S/D Name Change:		

Other Bus./Ord. Amend.:

	PLANNING COMMISSION ACTION AND DISPOSITION	
Planner In Charge:	Mike Reynolds	
Staff Recomm. (Abbr.):	APPROVE variance 1 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.	
	APPROVE the Concept Plan subject to 8 conditions:	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the utility provider. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Providing a minimum 5' wide sidewalk on one side of the internal road as provided on the Concept Plan. Installation of the sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalk. Grading the frontage along the Old Clinton Pike to accommodate a future sidewalk. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations. 	
Comments:		
Action:	Approved Meeting Date: 10/10/2019	
Details of Action:		
Summary of Action:	APPROVE variance 1 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.	
	APPROVE the Concept Plan subject to 8 conditions.	
Date of Approval:	10/10/2019Date 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":

Amendments:

Effective Date of Ordinance:

If "Other":

Amendments:

Date of Legislative Appeal: