**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):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.</li> <li>Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).</li> <li>Providing a minimum 5' wide sidewalk on one side of the internal road as provided on the Concept Plan.</li> <li>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.</li> <li>Grading the frontage along the Old Clinton Pike to accommodate a future sidewalk.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>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.</li> <li>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.</li> </ol>	
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: