

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 10-SD-21-C                      Related File Number: 10-F-21-UR  
Application Filed: 8/30/2021                      Date of Revision:  
Applicant: RELIANCE DEVELOPMENT, LLC

## PROPERTY INFORMATION

General Location: South side of E. Emory Road, west of Beeler Road  
Other Parcel Info.:  
Tax ID Number: 20 117 & 119                      Jurisdiction: County  
Size of Tract: 10.4 acres  
Accessibility: Access is via E. Emory Rd, a major arterial street with 22-ft of pavement width within a right-of-way that varies in width from 55-ft to 134-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land  
Surrounding Land Use: North: E. Emory Rd., single family residential, and agricultural -- A (Agricultural) and PR (Planned Residential)  
South: Agricultural and vacant land -- A (Agricultural) and PR (Planned Residential)  
East: Residences -- A (Agricultural)  
West: Residences and vacant land - PR (Planned Residential) and A (Agricultural)  
Proposed Use: Attached and detached residential on individual lots                      Density: 4.91 du/ac  
Sector Plan: Northeast County                      Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 6806 & 6812 E. Emory Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (pending)  
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: Shepherds Landing

No. of Lots Proposed: 53      No. of Lots Approved: 0

Variations Requested: VARIANCES:

- 1) Reduce the minimum vertical curve (sag) K-value from 25 to 11 at the intersection of Road 'A' and E. Emory Road.

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 variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a minimum building setback of 20-ft from the sight distance easement on lots 13-15.
3. Meeting the requirements of Knox County Engineering and Public Works.
4. Meeting the requirements of the Tennessee Department of Transportation.
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
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.
7. 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, amenities, and drainage system.

Comments:

This proposal is for a 53-lot subdivision on this 10.79-acre parcel at a density of 4.91 du/ac. There will be 51 attached houses with access from the new internal public street and 2 detached houses with access from E. Emory Road via a shared driveway. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (9-B-21-RZ). An eastbound deceleration lane on E. Emory Road must be installed at the entrance of the subdivision. The applicant is providing a short eastbound acceleration lane which is not required. A shoulder on E. Emory Road will be installed by the applicant at the shared driveway for the two houses.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

Date of Approval: 10/14/2021

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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**