

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SD-23-C **Related File Number:** 10-D-23-DP
Application Filed: 8/21/2023 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY, INC

PROPERTY INFORMATION

General Location: Southern terminus of Tribute Ln, south side of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 166, 16601 **Jurisdiction:** County
Size of Tract: 16.74 acres
Accessibility: Access is via Tribute Ln, a local road with a 26 ft pavement width within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Commercial, agriculture/forestry/vacant, single family residential, rural residential - CB (Business and Manufacturing)
South: Rural residential, agriculture/forestry/vacant - A (Agricultural)
East: Agriculture/forestry/vacant - A (Agricultural), PR (Planned Residential) up to 5 du/ac
West: Agriculture/forestry/vacant - A (Agricultural), OA (Office Park)
Proposed Use: Residential subdivision with duplexes **Density:** 4.42
Sector Plan: East County **Sector Plan Designation:** MU-SD (Mixed Use Special District), LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Tribute Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Asheville Highway Subdivision
No. of Lots Proposed: 37 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner
Staff Recomm. (Abbr.): Approve the Concept Plan subject to 6 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to subdivide this 16.74-acre tract into 37 duplexes on residential lots at a density of 4.42 du/ac. The property is zoned PR (Planned Residential) up to 4.5 du/ac.

The Hillside Protection Area runs through the middle of the property encompassing 3.64 acres. However, the site has been previously cleared of most trees based on a previous concept plan approval that included lots on the eastern portion of the property (4-SA-21-C / 4-A-21-UR).

Access to the property is just off Asheville Hwy on Tribute Ln, an existing road which is shared with the adjacent commercial property and approved with the 2021 concept plan approval. The plan shows where the road stationing begins on Tribute Ln at Earliglow Way. The East County Community Plan includes all of the East County Sector Plan study area. Since this property is along Asheville Hwy, it would fall into the Development Corridor strategy. By sharing access off Tribute Ln, the project promotes access management (minimizing the number of driveway access points along busy roads) by limiting curb cuts/entry points and requiring connectivity between development projects.

Action: Approved with Conditions **Meeting Date:** 10/5/2023

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 10/5/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission
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: