

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SC-23-C Related File Number: 11-D-23-DP
Application Filed: 9/25/2023 Date of Revision:
Applicant: BLACKMON CONSTRUCTION SERVICES, INC

PROPERTY INFORMATION

General Location: South side of E. Emory Rd, east side of Thomas Ln
Other Parcel Info.:
Tax ID Number: 29 057.01 Jurisdiction: County
Size of Tract: 2.28 acres
Accessibility: Access is via Thomas Lane, a local street with 20 ft of pavement width within 35 ft of right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single-family residential - RA (Low Density Residential)
South: Single-family residential - PR (Planned Residential) up to 5 du/ac
East: Single-family residential - RA (Low Density Residential)
West: Single-family residential - A (Agricultural), PR (Planned Residential) up to 5 du/ac
Proposed Use: Attached residential subdivision Density: 4.82
Sector Plan: North County Sector Plan Designation: MDR (Medium Density Residential) pending
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 4900 E EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) pending

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ella's Place
No. of Lots Proposed: 11 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan and the use of a Permanent Cross Access Easement for lot frontage in a residential zone via the Alternative Access Standards approval process, subject to 10 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan phase.
4. Installing a sidewalk from the development to the existing sidewalk on Thomas Lane per the requirements of Knox County Engineering and Public Works during the design plan phase.
5. Providing the required stream buffers on the final plat.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. Prior to certification of the final plat for the subdivision, provide legally binding documents that provide permanent pedestrian and vehicular access to the lots, and address property ownership and maintenance responsibilities for the requested alternative access per section 3.03.H. of the Subdivision Regulations.
10. Obtaining rezoning approval from Knox County Commission for the portion of the property zoned A (Agricultural) to PR (Planned Residential) at a density that allows the 11 dwelling units requested. The rezoning request is on the Knox County Commission agenda for November 20, 2023 (9-J-23-RZ).

Comments: This proposal is a revision to the Ella's Place (FKA 4904 E. Emory Road) subdivision approved in July 2022 (4-SC-22-C / 4-E-22-UR). The applicant purchased an adjacent property, increasing the land area by 0.34 acres to 2.28 acres, and has applied to rezone the new parcel to PR (Planned Residential) (9-J-23-RZ). The Planning Commission recommended approval of the PR zoning with up to 5 du/ac. The rezoning is on the Knox County Commission's November agenda. If the rezoning is approved, this proposal will increase the number of attached dwelling units from 9 to 11.

The Subdivision Regulations allow "alternative access" to be approved by the Planning Commission per Section 3.03.H. Permanent cross access easements are not a permissible access type in residential zones but could be allowed as an alternative access standard. On a case-by-case basis, a permanent cross access easement can be an appropriate method of providing legal frontage for small residential developments. The proposed design of the private roadway is similar to the standards for a private right-of-way.

Action: Approved with Conditions Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the Concept Plan and the use of a Permanent Cross Access Easement for lot frontage in a residential zone via the Alternative Access Standards approval process, subject to 10 conditions.

Date of Approval: 11/9/2023 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: