

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SA-22-C Related File Number: 12-A-22-DP
Application Filed: 10/24/2022 Date of Revision:
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: Northwest side of E Governor John Sevier Hwy, south side of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 124 M A 010 **Jurisdiction:** County
Size of Tract: 5.15 acres
Accessibility: Access is via E. Governor John Sevier Hwy, a major arterial street with 48-ft of pavement width within a right of way that varies in width from 120-ft to 136-ft; and via Sevierville Pike, a major collector street with 20-ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Rural Residential, Agricultural/Forestry/Vacant Land -- A (Agricultural)
South: Office -- CA (General Business)
East: Rural Residential, Office, Agricultural/Forestry/Vacant Land -- A (Agricultural), CA (General Business)
West: Single Family Residential, Agricultural/Forestry/Vacant Land -- RA (Low Density Residential), CA (General Business)
Proposed Use: Attached residential subdivision **Density:** 7.12 du/ac
Sector Plan: South County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 E GOVERNOR JOHN SEVIER HWY
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: MDR (Medium Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Scott Campbell Subdivision

No. of Lots Proposed: 37 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum street frontage width from 25' to 18.3' for lots 34-36.
2. Reduce the centerline intersection spacing along E. Governor John Sevier Hwy from 400' to 283', between Road 'A' and Arthur Harmon Rd.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum street frontage width from 25' to 22' for lots 1-20.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. 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 variances and alternative design standard based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan 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. Provide guest parking in accordance with Section 3.03.B.1. of the Subdivision Regulations, which allows reduction of the minimum 25' street frontage if guest parking is provided throughout the development. Adjustments to the guest parking location may be approved by Planning staff during the design plan phase.
 4. The sight distance shall be certified to be 400 feet in both directions by a licensed surveyor, using design grades, at the entrance before grading permits are issued for the site.
 5. Provide a permanent nonexclusive easement for ingress and egress to and from the public right-of-way over the driveways and surface parking spaces, as shown on the concept plan for lots 21-37. The easement shall also serve as an easement for drainage and utilities. The width shall be no less than 25' but may be required to be wider if determined necessary by Knox County Engineering and Public Works during the design plan phase. Legal documentation must be provided by the applicant in accordance with Section 3.03.J. of the Subdivision Regulations.
 6. Provide a note on the final plat that all lots are to have internal subdivision access only with access to public roads via the shared private drives.
 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. Obtaining all necessary permits from the Tennessee Department of Transportation to access E. Governor John Sevier Hwy.
 10. Before certification of the final plat for the subdivision, establish a home owners association (HOA) responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems. The PR (Planned Residential) zone requires all common open space to be controlled by an HOA if lots less than 3,000 sqft are created.

Comments: This proposal is a 37-lot attached residential subdivision on approximately 5.2 acres at a density of 7.12 du/ac. Twenty (20) lots access E. Governor John Sevier Hwy and 17 access Sevierville Pike. The property was rezoned from CA (General Business) to PR (Planned Residential) up to 8 du/ac in May 2005 (10-T-04-RZ). The proposed attached houses include a mix of units with 1-car and 2-car garages

and no garage.

Action: Approved with Conditions

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the variances and alternative design standard based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

Date of Approval: 2/9/2023

Date of Denial:

Postponements: 12/8/2022,
1/12/2023

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: