CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	12-34-23-0
Application Filed:	10/24/2023
Applicant:	LEAH METCALF

40.04.00.0

PROPERTY INFORMATION

General Location:	South side of Richmond Ave, northeast of Richmond Hill Rd		
Other Parcel Info.:			
Tax ID Number:	94 H Q 002, 003, 026 01	Jurisdiction:	City
Size of Tract:	6.61 acres		
Accessibility:	Access is via Richmond Avenue, a local street with a 16-ft pavement width within a 38-ft right-of-way.		

Related File Number: Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry,	/Vacant Land
Surrounding Land Use:	North: Transportation/communications/utilities, public/quasi public land - OS (Parks and Open Space), HP (Hillside Protection Overlay), INST (Institutional) South: Public/quasi public land, single family residential - OS (Parks and Open Space), RN-1 (Single- Family Residential Neighborhood), HP (Hillside Protection Overlay) East: Agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) West: Public/quasi public land - OS (Parks and Open Space), HP (Hillside Protection Overlay)	
Proposed Use:		Density:
Sector Plan:	Central City	Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan:	N/A (Within City Lim	nits)
Neighborhood Context:		

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

0 RICHMOND AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

RN-2 (Single-Family Residential Neighborhood pending), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Peak Hill at West View		
No. of Lots Proposed:	14	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):	 Connection to sanitary sewer and meeting any other relevant utility provider requirements. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase. Meet all applicable requirements of the City of Knoxville Zoning Ordinance. Meeting all applicable requirements of the City of Knoxville Department of Engineering. 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, and/or stormwater drainage systems. The Planning Commission must approve the removal of the (C) designation indicating a previously approved planned district, which is on the agenda as an Other Business Item (12-A-23-OB). 			
Comments:	The property is zoned RN-2 (Single Family Residential) with a (C) designation. These parcels were previously zoned RP-1 (Planned Residential). The (C) designation on the zoning map indicates the presence of a previously approved planned district per Article 1.4.G. An administrative map error was discovered when reviewing this property, as there are no previously approved plans for this property. The Other Business Item application (12-A-23-OB) is being reviewed simultaneously with this concept application to remove the (C) designation and must be approved by the Planning Commission. Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for these parcels to correct the map error.			
	This proposal is for a 14-lot residential subdivision on this 6.6-acre property on Richmond Avenue, a local street. All driveways are on Richmond Avenue, and sight distance has been verified for the driveways. The RN-2 zone requires a minimum lot size of 5,000 sqft for single family homes. The proposed lots are much larger than that, ranging between 15,000 and 25,000 sqft.			
	The entire property is within the HP (Hillside Protection Overlay) zone. The proposal is for 3.4 acres to be disturbed, which is within the disturbance budget of 3.5 acres. The line of disturbance is also clearly marked on the plan. This is to be verified during the design plan phase and delineated with high visibility fencing before grading permits are issued for the site.			
Action:	Approved with ConditionsMeeting Date:12/14/2023			
Details of Action:				
Summary of Action:	Approve the concept plan subject to 6 conditions.			
Date of Approval:	12/14/2023Date 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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: