

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SB-18-C **Related File Number:** 12-I-18-UR
Application Filed: 10/29/2018 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: North side of Gray Rd., east of McCloud Rd.
Other Parcel Info.:
Tax ID Number: 28 246.01, 246.02 **Jurisdiction:** County
Size of Tract: 11.61 acres
Accessibility: Accessed via Gray Road, a local road with 17' of pavement width within a 50' right of way. Gray Road connects to McCloud Road, a minor collector and Maynardville Pike, a major arterial.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Detached residential dwellings in the A and RA zones, and attached residential dwellings in the RB zone.
Proposed Use: Detached residential subdivision **Density:** 3.01 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 4701 Gray Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
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: Gray Bell Springs
No. of Lots Proposed: 35 **No. of Lots Approved:** 35
Variances Requested:
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 subject to 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. On the final plat, verifying that the development does not exceed the maximum 3 dwelling units per acre approved with the PR (Planned Residential) zoning.
5. On the final plat, including the line of sight easement across Lot 19 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.
6. Grading the north side of Gray Road as required by Knox County Engineering and Public Works, to allow the future widening of asphalt by Knox County.
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 and drainage system.
8. 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.

Comments:

The applicant is proposing to develop this 11.61 acre site with 35 detached residential lots at a density of 3.01 du/ac. The subdivision will have access to Gray Rd. and the proposed road connection will be directly across from Fall Branch Way. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3 du/ac on October 11, 2018 (10-A-18-RZ). The Knox County Commission approved the rezoning request on November 19, 2018.

The proposed density of the development is calculated at 3.01 du/ac based on the acres provided on the plan. The acreage on Concept Plan applications are typically preliminary and subject to more detailed surveying that is done for the Final Plat. The recommended approval is for up to 35 lots, however, this is subject to the actual surveyed acreage being enough so the density is less than 3 du/ac. The number of lots may need to be reduced if the site does not have sufficient acreage.

The portion of Gray Rd. from the subject site to the McCloud Rd. varies in width, with some of it being substandard (less than 18' wide). The road width in front of the subject site is approximately 15'-16' wide. Knox County Engineering and Public Works staff is recommending that the developer grade their frontage to allow for future widening by Knox County when the road is resurfaced in the next few years. The developer has agreed to provide the grading as recommended. Even though portions of Gray Rd. is substandard in width, the road does have a centerline stripe which is typically reserved for roads that are at least 18' wide.

An open space (possible community park) is provided as an amenity in the northeast corner of the subdivision, between Lots 24 & 25.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

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Summary of Action: APPROVE the Concept Plan subject to 8 conditions:

Date of Approval: 12/13/2018 **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, Second Reading:	
Date of Legislative Action:		Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:		If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			