

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 12-SB-19-C                      Related File Number: 12-C-19-UR  
Application Filed: 10/25/2019              Date of Revision:  
Applicant: PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

General Location: South side of Oak Ridge Highway, west of Beaver Ridge Road.  
Other Parcel Info.:  
Tax ID Number: 91 02608 (PART OF)                      Jurisdiction: County  
Size of Tract: 0.98 acres  
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with a three lane street section (32' pavement width) within a required 88' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Public library and residence - PC (Planned Commercial)  
South: Vacant land - PR (Planned Residential)  
East: Vacant land - CA (General Business)  
West: Residences - CA (General Business)  
Proposed Use: Detached Residential Subdivision                      Density: 4.08 du/ac  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 Oak Ridge Hwy.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) - pending  
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: Karns / Oak Ridge Highway Development  
No. of Lots Proposed: 4                      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: Tom Brechko

Staff Recomm. (Abbr.): 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. The site's frontage along Oak Ridge Highway shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue line stream that is located around the common area and right-of-way for Road A. Any required buffers shall be identified on the design plan and final plat. The final determination regarding the proposed blue line stream may require a modification of the layout of the subdivision.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a notation on the final plat that the CA (General Business) property located on the east side of the proposed subdivision street will be provided access to the public street as an alternative to creating an additional access driveway onto Oak Ridge Highway.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and drainage system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

The applicant is proposing to develop this 0.98 acre parcel into 4 detached residential lots and common area at a density of 4.08 du/ac. This property will be the second unit of this proposed subdivision of 32 detached residential lots on 7.43 acres at an overall density of 4.31 du/ac. The concept plan for the first unit of the subdivision was approved by the Planning Commission on September 12, 2019. While the CA (General Business) zoning district allows detached residential lots, it does not allow the smaller sized lots that are proposed within this subdivision which necessitated a rezoning of the property to PR (Planned Residential). The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 12, 2019 (12-B-19-RZ). The Knox County Commission will consider the rezoning request on January 27, 2020..

The proposed subdivision will have access to Oak Ridge Highway, a major arterial street. Since Oak Ridge Highway is a State road (SR-62), approval is required from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way. This section of Oak Ridge Highway has been identified as part of a future road widening project that may impact this property. To help reduce future access points onto Oak Ridge Highway, the first unit of the subdivision was designed to allow for a possible street connection to the PR property to the east. Staff is also recommending a condition as a part of this approval to allow the CA (General Business) on the east side of this property to access this public street.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along Oak Ridge Hwy. be graded for a future sidewalk (also in previous concept plan approval).

**Action:** Approved **Meeting Date:** 1/9/2020

**Details of Action:**

**Summary of Action:** APPROVE the Concept Plan subject to 10 conditions:

**Date of Approval:** 1/9/2020 **Date of Denial:** **Postponements:** 12/12/2019

**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:**