

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SC-19-C Related File Number: 12-E-19-UR
Application Filed: 10/28/2019 Date of Revision:
Applicant: SCOTT WILLIAMS

PROPERTY INFORMATION

General Location: Northwest side of Lovell Road, northeast of Bombay Lane.
Other Parcel Info.:
Tax ID Number: 104 17010, 17011 Jurisdiction: County
Size of Tract: 2.85 acres
Accessibility: Access is via Lovell Road, a minor arterial street with a 22' pavement width within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and PR (Planned Residential)
South: Residences - RA (Low Density Residential) and PR (Planned Residential)
East: Landscape nursery - A (Agricultural)
West: Residences - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 3.16 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: 2213 & 2211 Lovell Rd.
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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 2213 Lovell Road Property

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Horizontal curve variance on Road A at STA 4+15.61, from 100' to 75'.

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 variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
7. All electrical and communication utilities shall be designed to be underground.
8. 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 subdivide this 2.85 acre tract into 9 detached residential lots at a density of 3.16 du/ac. The property is located on the northwest side of Lovell Road, northeast of Bombay Lane. The subdivision will be served by a public street. Since the site is located within the Parent Responsibility Zone, a sidewalk is being provided on one side of the proposed street.

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 October 10, 2019 (10-K-19-RZ). The Knox County Commission approved the rezoning request on November 11, 2019.

The applicant has requested a reduction of the peripheral setback from 35' to 20' along all subdivision boundaries due to the shape of the property. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

Action: Approved Meeting Date: 12/12/2019

Details of Action:

Summary of Action: APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Date of Approval: 12/12/2019 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:

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: