

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SC-23-C **Related File Number:** 12-C-23-DP
Application Filed: 10/27/2023 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy, east of Padgett Hill Ln
Other Parcel Info.:
Tax ID Number: 91 026.06 **Jurisdiction:** County
Size of Tract: 4.03 acres
Accessibility: Access is via Oak Ridge Highway, a major arterial with 40-ft of pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agricultural/forestry/vacant, public/quasi public land - PC (Planned Commercial), CA (General Business)
South: Single family residential - RA (Low Density Residential)
East: Public park, A (Agricultural)
West: Agricultural/forestry/vacant (developed as a single family residential) - PR (Planned Residential) up to 5 du/ac
Proposed Use: Detached residential subdivision **Density:** 4.22
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
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) up to 5 du/ac, CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Oak Ridge Highway

No. of Lots Proposed: 17 No. of Lots Approved: 17

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the concept plan subject to 7 conditions:

- Staff Recomm. (Full):
1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
 2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems before certification of the final plat for the subdivision.
 6. Placing a note on the final plat that all lots will have access only to the internal street system before certification of the final plat for the subdivision.
 7. Providing ADA access to the adjacent Karns Community Park as depicted on the plan.

Comments: This proposal is for a 17-lot residential subdivision on approximately 4.03 acres, with a 4.22 du/ac density. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in December 2017 (11-E-17-RZ).

The approved access point is shared with the adjacent Dollar General currently under construction to the south along Oak Ridge Highway. Oak Ridge Highway is a state route regulated by the TN Department of Transportation (TDOT). To limit the number of curb cuts on the route, access will be shared with the Dollar General store currently under construction. Future consideration of the driveway access to the adjacent property to the north should be considered if and when the property is developed.

Action: Approved with Conditions Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the concept plan subject to 7 conditions:

Date of Approval: 12/14/2023 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: