

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SD-19-C Related File Number: 12-F-19-UR
Application Filed: 10/28/2019 Date of Revision:
Applicant: B & B BUILDERS

PROPERTY INFORMATION

General Location: Southeast side of E. Emory Road, southwest of Royal Springs Boulevard
Other Parcel Info.:
Tax ID Number: 29 090 Jurisdiction: County
Size of Tract: 16.83 acres
Accessibility: Access is via E. Emory Road, a major arterial street with a 20' pavement width within a 40' right-of-way (100' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - RA (Low Density Residential)
South: Residences and vacant land - A (Agricultural)
East: Residence and vacant land / A (Agricultural)
West: Residence and vacant land / A (Agricultural)
Proposed Use: Attached and Detached Residential Subdivision Density: 3.86 du/ac
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 E. Emory Rd.
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: B & B Builders - Emory Road

No. of Lots Proposed: 65 **No. of Lots Approved:** 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Horizontal curve variance on Road A at STA 14+50, from 250' to 150'.
2. Vertical curve variance on Road A at the intersection with E. Emory Road at STA 0+50, from 125' to 75', K-value of 25 to a K-value of 15.

APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waivers for Roads A-D, from 1% up to 3.% as shown on the road profiles.

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 variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the existing stream that crosses the site.
4. Revising the Concept Plan to provide the walking trail for the mail kiosk and the amenity area at a minimum width of 5'.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
7. 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, amenities and drainage system.
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 16.83 acre tract into 62 attached and 3 detached residential lots at a density of 3.86 du/ac. The attached units will be in clusters of 2 to 3 units. The property is located on the south side of E. Emory Road, southwest of Royal Springs Boulevard. The subdivision will be served by public streets.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on November 14, 2019 (11-G-19-RZ). The Knox County Commission will consider the rezoning request on December 16, 2019.

There are no sidewalks proposed within this Subdivision. The site is not located within the Parent Responsibility Zone and sidewalks are not recommended by the Knox County Department of Engineering and Public Works. A small amenity area is proposed adjacent to the stream near the entrance to the Subdivision.

Action: Approved **Meeting Date:** 12/12/2019

Details of Action:

Summary of Action: APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances 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: