

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SA-20-C Related File Number: 2-C-20-UR
Application Filed: 12/26/2019 Date of Revision:
Applicant: NORTSHORE CONSTRUCTION, INC.

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., northeast of Palmyra Dr.
Other Parcel Info.:
Tax ID Number: 29 04402 Jurisdiction: County
Size of Tract: 3.6 acres
Accessibility: Access is via E. Emory Road, a major arterial with a 20 ft pavement width and 100 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural)
South: Residences - RB (General Residential) & A (Agricultural)
East: Residences - PR (Planned Residential) & A (Agricultural)
West: Residence - A (Agricultural)
Proposed Use: Detached residential subdivision Density: 4.44
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 4807 E. Emory 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: Rainier Valley (formerly Autumn Grove)

No. of Lots Proposed: 16 **No. of Lots Approved:** 16

Variances Requested: 1. Reduction of intersection spacing from 400 ft to 300 ft between Rainier Valley Way and Palmyra Drive.
2. Reduction of vertical curve length on proposed Rainier Valley Way from K=25 (168.75 ft) to K=19 (125 ft) at STATION 11+25.

WAIVERS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of private road pavement width to 20 ft and right-of-way width to 40 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 and waivers 1 because topographic constraints and 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of TDOT and installing access shoulder(s) compliant with their requirements.
5. Sight distance easement to be placed on the final plat of 180 ft within the horizontal curve of Rainier Valley Way or as worked out with Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of Knox County Fire Marshal's office.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, private road maintenance, and stormwater/drainage facilities.
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 3.60-acre tract into 16 detached residential lots and common area at a density of 4.44 du/ac. This property which is zoned PR 1-5 du/ac (Low Density Residential) is located on the north side of E Emory Road just west of Tylers Garden Way. The proposed subdivision will be served by a private street with access out to E Emory Road. The project engineer has certified on the concept plan that 400 ft of sight distance is available in both directions along E Emory Road at the proposed subdivision entrance, which is required per Subdivision Regulations.

The applicant has requested a reduction of the peripheral setback from 35 ft to 25 ft.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: APPROVE variances 1 & 2 and waivers 1 because topographic constraints and 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: 2/13/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: