CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	2-SA-23-C	Related File Number:	2-A-23-DP
Application Filed:	12/27/2022	Date of Revision:	
Applicant:	DAVID CHEBAN		

PROPERTY INFORMATION

General Location:	N of Jenkins Rd, west of Joe Hinton Rd		
Other Parcel Info.:			
Tax ID Number:	105 142	Jurisdiction:	County
Size of Tract:	1.9 acres		
Accessibility:	Access is via Jenkins Rd, a minor collecter with a pavement width of 20-ft within a right-of-way width of 60-ft.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Single Family Residential		
Surrounding Land Use:	This area is compromised of low density single family detached homes on independent lots and in subdivisions.		
Proposed Use:	Attached and detached residential subdivision		Density: 4.14
Sector Plan:	Northwest County	Sector Plan Designation:	LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan:	Planned Growth Area		

Neighborhood Context:

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

Street:

7701 JENKINS 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: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	David Cheban S/D - Jenkins Road		
No. of Lots Proposed:	8	No. of Lots Approved: 0	
Variances Requested:	1. Reduction of the vertical curve length on the private right of way at STA 0+80 from 175' to 140' (K value from 25 to 20).		
	ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL ** See the Requested Variances and Alternative Design Standards memo attached to the staff repor		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING C	COMMISSION ACTION	AND DISPOSITION	
Planner In Charge:	Whitney Warner			
Staff Recomm. (Abbr.):	Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.			
	Approve the Con	cept Plan subject to 4 condition	S.	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting other relevant utility provider requirements. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Before certification of the final plat for the subdivision, establish 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. 			
Comments:	The applicant is proposing to subdivide this 1.934-acre tract into 8 single family detached lots at a density of 4.14 du/ac. The property is located on the north side of Jenkins Rd. just west of Summer Spring Blvd.			
Action:	Approved with Co	onditions	Meeting Date:	2/9/2023
Details of Action:				
Summary of Action:	Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.			
	Approve the Concept Plan subject to 4 conditions.			
Date of Approval:	2/9/2023	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to public	ation?: 🗌 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: