

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SA-24-C Related File Number: 2-A-24-DP
Application Filed: 12/21/2023 Date of Revision:
Applicant: JENKINS BUILDERS

PROPERTY INFORMATION

General Location: Southwest side of Old Clinton Pike, southeast of Tilbury Way
Other Parcel Info.:
Tax ID Number: 67 147,148 01,148 (PART OF) Jurisdiction: County
Size of Tract: 5.593 acres
Accessibility: Access is via Old Clinton Pike, a minor collector street with a pavement width of 18 ft within a right of way ranging from 50-62 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Multifamily residential - RB (General Residential), OB (Office, Medical, and Related Services)
South: Public park - A (Agricultural)
East: Multifamily residential, single family residential - RB (General Residential), A (Agricultural), PR (Planned Residential) up to 6 du/ac
West: Multifamily residential - A (Agricultural), RB (General Residential)
Proposed Use: Attached residential subdivision Density: 9.83 du/ac
Sector Plan: Northwest County Sector Plan Designation: MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 OLD CLINTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Jenkins Builders - Old Clinton Pike

No. of Lots Proposed: 55 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
1) None required.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1) Reduce the minimum street frontage from 25 ft to 23 ft for lots 2, 5, 8, 11, 14, 17, 20, 23, 26, 29, 49, and 54.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Reduce private street right-of-way from 50 ft to 40 ft.
- 2) Reduce private street pavement width from 26 ft to 20 ft.
- 3) Increase the maximum road grade at an intersection from 1% TO 2%, Road 'A' at Clinton Pike.
- 4) Increase the maximum road grade at an intersection from 1% TO 3%, Road 'C' at Road 'A'.
- 5) Increase the maximum road grade at an intersection from 1% TO 2%, Road 'D' at Road 'A'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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.
5. Installing a sidewalk along the Old Clinton Pike frontage per Chapter 54, Article IV of the Knox County Code. The final design of the sidewalk will be determined by Knox County Engineering and Public Works during the design plan phase.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to subdivide this 5.593-acre tract into 55 attached houses on residential lots at a density of 9.83 du/ac. The property is pending a rezoning to PR (Planned Residential) up to 12 du/ac (12-C-23-RZ).

As shown on the concept plan, a peripheral setback reduction to 20 ft is proposed along the northwestern boundary (lots 1-22), where a Type C Landscape screen is recommended since this development will be adjacent to existing attached houses. A peripheral setback reduction to 25 ft is requested along the southeastern boundary (lots 31, 39, 40, 47, and 48). A six-foot privacy fence will be installed at the end of the turnaround on the side of the street adjacent to the attached houses. A peripheral setback reduction of 15 and 20 ft is requested along the rear of the lots abutting the single family house (lots 55, 54, 53, 51, 50, 49 and 48), where a Type B landscape screen is recommended. There is also a peripheral setback reduction to 20 ft requested along Old Clinton Pike and along the rear of the property that abuts the Powell Levi Park.

A sidewalk will be installed along the frontage of Old Clinton Pike per the Knox County Sidewalk Ordinance. A 5 ft walking trail is included from the Road 'D' turnaround to the Powell Levi Park. This plan also includes 14 guest parking spaces. All lots with a lot frontage of less 25 ft shall have a

minimum front yard setback of 20 ft and provide guest parking.

Action: Approved with Conditions **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 2/8/2024 **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:**