CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



Application Filed: 2/1/2022 Date of Revision:

Applicant: SCHAAD COMPANIES



PROPERTY INFORMATION

General Location: Northeast intersection of Buckingham Dr. and Kingston Pk.

Other Parcel Info.:

Tax ID Number: 120 F A 009 Jurisdiction: City

Size of Tract: 2.296 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: N/A (within City limits)

Neighborhood Context:

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

Street: 7509 Kingston Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat for Keenland Heights, LLC & Schaad Companies

No. of Lots Proposed: 2 No. of Lots Approved: 0

Variances Requested: 1) Reduce the standard utility and drainage easement from 10 ft to 1.5 ft under the existing wall.

2) Reduce the curve transition radii from 75 ft to 0 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve variance 1 based the recommendations of the Knox County Department of Engineering and

Public Works and because the site will utilize existing pavement to service the cell tower.

Approve the final plat including the variance for the curve radii as shown on the plat since it is

consistent with the 2017 approval and meets all Subdivision Regulation requirements.

Staff Recomm. (Full):

Comments: This plat proposes to subdivide the subject property to create a smaller lot for an existing cell tower.

The new lot is at the rear of the existing lot and abuts I-140.

The subdivision of the property was approved by the Planning Commission in 2017 (File 8-SH-17-F). However, the plat was never recorded and the vesting period has since expired. The BZA variances that were also approved in 2017 run with the land and are still applicable. However, since the plat is expired, the Planning Commission variances need to be renewed.

Since the original approval in 2017, changes to the regulations mean that only one of the previous variance requests is still needed. The Knoxville-Knox County Planning Subdivision Regulations have been amended and the joint permanent easement (JPE) utilized in the 2017 plat is no longer an option for access. The new plat shows a cross access easement, which does not require a turnaround at its terminus, may have a 25-ft right-of-way width, and which does not have a minimum pavement width requirement. And now a waiver can be granted by the City's Engineering Department for utility and drainage easements (U&D) when existing buildings are in this area, so the U&D reduction no longer requires a variance.

Due to the function of the site, the typical lot size and setbacks would create a larger lot than would be ideal for a cell tower. The Board of Zoning Appeals (BZA) approved a variance to allow the proposed

Meeting Date:

3/10/2022

lot size in 2020 (File 4-F-20-VA) and granted setback variances in 2017 (File 6-E-17-VA).

Details of Action:

Date of Approval:

Action:

Summary of Action: Approve variance 1 based the recommendations of the Knox County Department of Engineering and

Public Works and because the site will utilize existing pavement to service the cell tower.

Approve the final plat including the variance for the curve radii as shown on the plat since it is

consistent with the 2017 approval and meets all Subdivision Regulation requirements.

3/10/2022 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Approved

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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