

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SA-23-C Related File Number:
Application Filed: 1/13/2023 Date of Revision:
Applicant: ADAM SCHMEING

PROPERTY INFORMATION

General Location: South side of E. Raccoon Valley Dr, southwest of Gamble Dr
Other Parcel Info.:
Tax ID Number: 36 002.12,002.11 **Jurisdiction:** County
Size of Tract: 29.98 acres
Accessibility: Access is via E. Raccoon Valley Drive, a major arterial street with 20 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential and agricultural/forestry/vacant -- A (Agricultural) and CA (General Business)
South: Agricultural/forestry/vacant -- A (Agricultural)
East: Rural residential -- A (Agricultural)
West: Agricultural/forestry/vacant -- A (Agricultural)
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 344 E RACCOON VALLEY DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resub of the Henley's Raccoon Valley S/D
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): Approve the Concept Plan subject to 5 conditions.
Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
2) Providing a share permanent access easement for lots 3-6 per the requirements of Section 3.03.D. of the Subdivision Regulations.
3) Providing an access easement across lot 1 for lot 2 to access the portion of lot 2 on the south side of the stream.
4) All accessory structures on a lot that does not have a primary use shall be removed, except for farm-related structures such as barns.
5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: This proposal is a 6-lot subdivision of this 29.9 acre site. Four of the lots range from 1-acre to 2.23 acres, and the other two lots are approximately 12.1 acres each. The two large lots have a high percentage of land area in the HP (Hillside Protection) area, which is the north slope of Bullrun Ridge (see the attached slope analysis). These lots do have buildable areas at the toe of the slopes.

Action: Approved Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the Concept Plan subject to 5 conditions.

Date of Approval: 3/9/2023 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: