

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SJ-25-C Related File Number:
Application Filed: 1/28/2025 Date of Revision:
Applicant: LIA ENGINEERING

PROPERTY INFORMATION

General Location: East side of Riverside Road, north of Delrose Drive
Other Parcel Info.:
Tax ID Number: 83 P A 009 Jurisdiction: City
Size of Tract: 2.31 acres
Accessibility: Access is via Riverside Road, an unstriped local street with an approximate pavement width of 15 ft within a 28-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Rural residential - RN-1 (Single-Family Residential Neighborhood)
Proposed Use: Density: 5.19 du/ac
Planning Sector: East City Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Protection Overlay)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 1524 RIVERSIDE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
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 Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 1524 Riverside Rd

No. of Lots Proposed: 10 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
None.

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

- 1) Reduce the minimum right-of-way width of public Road A from 50 ft to 45 ft.
- 2) Reduce the minimum pavement width of public Road A from 26 ft to 20 ft.
- 3) Increase the maximum intersection grade from 1% to 2% at the intersection of Road A and Riverside Road.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the concept plan for 10 lots in the RN-2 (Single Family Residential Neighborhood) zoning district, subject to 9 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering, including, but not limited to, widening Riverside Road pavement width to a minimum of 20 ft for the length of the development frontages plus any length necessary to taper the width back to existing road pavement in the north and south direction. Detail plans shall be submitted during the design plan phase.
- 3) Verifying that the required sight distance is available along Riverside Road in both directions at the Road 'A' intersection, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase.
- 4) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 5) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 6) Showing the proposed Hillside Protection (HP) preservation area on the final plat with discernable lines, as shown on the concept plan.
- 7) Adding a note on the final plat to stipulate that the slope analysis was conducted for the entirety of the subdivision instead of individual lots and these preservation areas shall not be disturbed.
- 8) Ensuring that land disturbance within the Hillside Protection (HP) area does not exceed 0.32 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.
- 9) Before recording the final plat for the subdivision, establishing 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 develop a 10-lot single family subdivision on the east side of Riverside Road, approximately 700 ft south of Sarah Moore Greene Magnet Elementary School. In 2024, the Planning Commission approved a rezoning from RN-1 to the RN-2 district for the 2.32-acre subject parcel (10-P-24-RZ). The proposed lot sizes are consistent with the RN-2 zone's minimum lot standards and the disturbed area meets the HP (Hillside Protection Overlay) requirements.

Action: Approved with Conditions

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the concept plan for 10 lots in the RN-2 (Single Family Residential Neighborhood) zoning district, subject to 9 conditions.

Date of Approval: 4/10/2025 **Date of Denial:** **Postponements:** 3/13/2025

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:**