

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SA-20-C                      Related File Number: 4-A-20-UR  
Application Filed: 2/20/2020              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: North of Westland Dr., west of S. Gallaher View Rd., east of Lawnpark Dr.  
Other Parcel Info.:  
Tax ID Number: 133 03101 & 03102                      Jurisdiction: County  
Size of Tract: 6.17 acres  
Accessibility: Access is via S. Gallaher View Rd., a local street with approximately 18 ft pavement width within a 50 ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residential & vacant land  
Surrounding Land Use: North: Residences - A (Agricultural) & PR (Planned Residential)  
South: Railroad & Residences - A (Agricultural) & PR (Planned Residential)  
East: Utility & Residences - A (Agricultural) & PR (Planned Residential)  
West: Residences - PR (Planned Residential)  
Proposed Use: Detached residential lots                      Density: 3.4  
Sector Plan: Southwest County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 861 S. Gallaher View Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR - pending  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: South Gallaher View S/D

No. of Lots Proposed: 21      No. of Lots Approved: 0

Variances Requested: None

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:  
1. Increase the maximum road grade at the intersection of Road "A" with S Gallaher View Road from 1% to 2%.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of Knox County Fire Marshal's office.
5. Installation of the striping detail at the intersection of S Gallaher View Rd and Lawnpark Drive in accordance with the requirement of Knox County Department of Engineering and Public Works.
6. Establishing an access easement from Road "A" to the detention area for any maintenance required.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all the stormwater/drainage facilities.
8. Ensuring the sight distance across lot 17 is maintained at 200 ft (centerline-to-centerline) from the given sight distance easement on the development plan.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 6.17-acre tract into 21 detached residential lots and common area at a density of 3.4 du/ac. This property which is pending rezoning to PR at a density of up to 5 du/ac (Low Density Residential) is located on the north side of the railroad tracks that parallel Westland Drive just west of S. Gallaher View Road. The proposed subdivision is at the end of a local street. The proposed subdivision will be served by a public street with access out to the unclassified section on S. Gallaher View Road.

The Planning Commission recommended approval of the rezoning to PR at a density up to 5 du/ac at their meeting on March 12, 2020. The Knox County Commission will consider the rezoning request at their meeting on April 27, 2020.

Action: Approved      Meeting Date: 4/9/2020

Details of Action:

Summary of Action: APPROVE the concept plan subject to 9 conditions.

Date of Approval: 4/9/2020      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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**