

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SB-23-C Related File Number:
Application Filed: 2/24/2023 Date of Revision:
Applicant: JW CONSTRUCTION

PROPERTY INFORMATION

General Location: North side of Cedar Lane, east of Lynndell Rd
Other Parcel Info.:
Tax ID Number: 58 I H 034.02,034.01 Jurisdiction: City
Size of Tract: 7.61 acres
Accessibility: Access is via Parkdale Road, a minor arterial street with 20-ft of pavement width within 40 to 54-ft of right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)
South: Single family residential -- RN-1 (Single-Family Residential Neighborhood)
East: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)
West: Single family residential -- RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 0 CEDAR LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (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 Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: JW Construction on Cedar Lane

No. of Lots Proposed: 23 **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 12 conditions.

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
 2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
 3. Certifying that the required sight distance is available along Cedar Lane in both directions, with documentation provided to the Knoxville Department of Engineering during the design plan phase.
 4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
 5. Confirm that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
 6. Revise the 25' Peripheral Setback label to say 25' Rear Setback on the final plat.
 7. Obtaining approval from the Knoxville Department of Engineering during the design plan phase to increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Cedar Lane.
 8. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 9. Meeting all applicable requirements of the Knoxville Department of Engineering.
 10. 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, and/or stormwater drainage systems.
 11. Placing a note on the final plat that all lots will have access only to the internal street system.
 12. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, in the powerline easement along the eastern lot line.

Comments: This proposal is for a 23-lot residential subdivision on this 7.639-acre property. The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lot sizes range from 10,000 to 24,434 sqft. There is a KUB powerline easement on the eastern boundary of the property. KUB may restrict improvements within the easement, such as stormwater infrastructure and fences. The applicant provided a sight distance study that indicates sight distance can be obtained in both directions (see sheet 2 of the Concept Plan).

A small portion of the property along the western boundary is within the HP (Hillside Protection Overlay) zone. Compliance with the land disturbance limitations will be confirmed during the design plan phase.

Action: Approved with Conditions

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the concept plan subject to 12 conditions.

Date of Approval: 5/11/2023

Date of Denial:

Postponements: 4/13/2023

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: