CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 2/23/2022 Date of Revision:

Applicant: MATTHEW BLACKMON / BLACKMON CONSTRUCTION SERVICES, INC.



PROPERTY INFORMATION

General Location: Southeast side of E. Emory Road, east side of Thomas Lane

Other Parcel Info.:

Tax ID Number: 29 058 Jurisdiction: County

Size of Tract: 1.94 acres

Accessibility: Access is via E. Emory Road, a major arterial road with 24 ft of pavement width within 70 ft of right-of-

way; and Thomas Lane, a local street with 20 ft of pavement width within 35 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Single-family residential -- RA (Low Density Residential)

South: Single-family residential -- PR (Planned Residential)
East: Single-family residential -- RA (Low Density Residential)
West: Single-family residential -- PR (Planned Residential)

Proposed Use: Density: 4.64 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 4904 E. Emory Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

4904 E. Emory Road Subdivision **Subdivision Name:**

No. of Lots Proposed: 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

Mike Revnolds Planner In Charge:

Approve the Concept Plan and the use of an Alternative Access Standard via a Permanent Cross Staff Recomm. (Abbr.):

Access Easement, subject to 9 conditions.

1) Connection to sanitary sewer and meeting other relevant utility provider requirements. Staff Recomm. (Full):

> 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3) Installing a sidewalk from the development to the existing sidewalk on Thomas Lane per the requirements of Knox County Engineering and Public Works during the design plan phase.

4) Providing a stream determination for the potential blue line stream to Knox County Engineering and Public Works during the design plan phase. If it is a stream, the required stream buffers must be provided on the final plat and lot 9 must be eliminated.

5) Meeting all applicable requirements of the Knox County Zoning Ordinance.

6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.

7) Meeting all applicable requirements of the Tennessee Department of Transportation.

8) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

9) Prior to certification of the final plat for the subdivision, provide legally binding documents that provide permanent pedestrian and vehicular access to the lots, and address property ownership and

maintenance responsibilities for the requested alternative access per section 3.03.G. of the

Subdivision Regulations.

This proposal is for a 9-lot attached residential development on 1.94 acres at a density of 4.64 du/ac. After the right-of-way dedication on the two frontages, the density is approximately 4.92 du/ac. The

parcel was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in June 2022 (5-K-22-RZ). A sidewalk connection from the development to the existing sidewalk on Thomas Lane is required. There is a possible blue line stream on the south side of lot 9. If it is a blue line stream, lot 9

will be removed.

The Subdivision Regulations allow Alternative Access (Section 3.03.G) if approved by the Planning Commission. Cross Access Easements are not a permissible access in residential zones, but could be allowed as an alternative access. Utilizing the Permanent Cross Access Easement option is consistent

with the other developed utilizing a common parking area for attached residential dwellings on

individual lots.

Action: Approved Meeting Date: 7/14/2022

Details of Action:

Comments:

Approve the Concept Plan and the use of an Alternative Access Standard via a Permanent Cross **Summary of Action:**

Access Easement, subject to 9 conditions.

Date of Approval: 7/14/2022 **Date of Denial:** Postponements: 4/14/2022, 6/9/2022

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Chancery Court**

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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:

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