

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 4904 E. Emory Road Subdivision
No. of Lots Proposed: 9 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 and the use of an Alternative Access Standard via a Permanent Cross Access Easement, subject to 9 conditions.
Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
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.

Comments: 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:
Summary of Action: Approve the Concept Plan and the use of an Alternative Access Standard via a Permanent Cross Access Easement, subject to 9 conditions.
Date of Approval: 7/14/2022 Date of Denial: Postponements: 4/14/2022, 6/9/2022
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: