

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SD-21-C Related File Number: 4-D-21-UR
Application Filed: 2/18/2021 Date of Revision:
Applicant: FULGHUM MACINDOE & ACCOCIATES, INC.

PROPERTY INFORMATION

General Location: South and west sides of W. Emory Road, east of Old Cobbs Ferry Road
Other Parcel Info.:
Tax ID Number: 77 083 (PART OF) Jurisdiction: County
Size of Tract: 28.06 acres
Accessibility: Access is via W. Emory Road, a minor collector street with 21 feet of pavement width within 50 - 64 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural & Vacant land
Surrounding Land Use: North: Rural residential - RA (Low Density Residential)
South: Single family & multi family residential - PR (Planned Residential)
East: Single family residential - A (Agricultural) & RA (Low Density Residential)
West: Single family residential, Agricultural, Vacant land - A (Agricultural)
Proposed Use: Detached and attached residential subdivision Density: 4.28 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 W. 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)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Emory Green

No. of Lots Proposed: 120 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 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the recommendations of the Hatmaker (Emory Green) Subdivision Transportation Impact Study (Fulghum MacIndoe, 10/26/2020), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
4. Providing a 25' common area strip between the W. Emory Road and lots 35-37, in accordance with section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations, and as shown on the Concept Plan.
5. Providing a minimum 10' landscape buffer between the private driveway and parking spaces and W. Emory Road for the condominiums along the eastern boundary of the site.
6. Certifying that the required sight distance is available at all access points with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Reforesting the disturbed areas as proposed on sheet C2.
8. Meeting all applicable requirements of Knox County Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. 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.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system, and any recreational amenities.

Comments: In December 2020, the Planning Commission approved a subdivision on this property for a total of 113 dwelling units, which included 55 detached lots and 58 attached condominium units (12-SD-20-C / 12-F-20-UR). This proposal is to increase the number of detached residential lots to 60 for a total of 120 dwelling units in the development at a density of 4.28 du/ac. The 58 attached condominium units, road system, common open spaces, and amenities that were previously approved are not being changed. There are approximately 11.3 acres of common area which includes the area where the condominiums are located but exclude the buildings and pavement. The amenity field proposed on the western portion of the property is located in the TVA powerline easement and is shown as a graded area that can be used for various activities.

The Hatmaker (Emory Green) Subdivision Transportation Impact Study (Fulghum MacIndoe, 10/26/2020) was prepared to address the impact of the proposed development on W. Emory Road (see Exhibit A). There are no recommended improvements to the external street system.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 11 conditions.

Date of Approval: 4/8/2021

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:

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: