

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SB-22-C Related File Number: 5-D-22-UR
Application Filed: 3/25/2022 Date of Revision:
Applicant: PALMETTO HOMES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Henderson Road, northwest of intersection of W. Emory Road, north of Karns Valley Rd.
Other Parcel Info.:
Tax ID Number: 77 082, 08302 & 08301 OTHER: (PART OF) **Jurisdiction:** County
Size of Tract: 14.8 acres
Accessibility: Access is via Henderson Road, a minor collector street with an 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use: North: Private school with residences and Rural residential -- A (Agricultural) & OC (Civic and Institutional)
South: Rural residential and Agricultural -- RA (Low Density Residential) & PR (Planned Residential)
East: Rural residential and Single family residential -- A (Agricultural)
West: Vacant/forested and Single family residential -- PR (Planned Residential) & A (Agricultural)
Proposed Use: **Density:** 2.0 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: 3604 Henderson Road, 8935 & 8925 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: Henderson Road Subdivision

No. of Lots Proposed: 30 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road "A" at Henderson Road from K=25 to K=15.
2. Reduce the minimum intersection spacing from Road "A" to W. Emory Road from 300ft to 279ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road "A" at Henderson Road.

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 requested variances based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
6. 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, amenities, and drainage system.

Comments: This proposal is for a 30-lot detached residential subdivision on 14.8 acres at a density of 2 du/ac. In March of 2021, Knox County Commission approved rezoning the western portion of the subject property to PR (Planned Residential) up to 2.5 du/ac. In May of 2021, the County Commission approved rezoning the eastern portion of the property to PR up to 3 du/ac.

The proposed access point to Henderson Road is 279ft from the W. Emory Road intersection and the minimum intersection separation is 300ft because Henderson Road is a collector street. Staff recommends approval of this variance because Henderson Road has a relatively low traffic volume for a collector street, a significant increase in traffic is not anticipated in the future, and there is good sight distance in both directions.

Action: Approved**Meeting Date:** 5/12/2022**Details of Action:**

Summary of Action: Approve the requested variances based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 5/12/2022**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: