# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**



**Application Filed:** 3/25/2019 **Date of Revision:** 

Applicant: W.SCOTT WILLIAMS & ASSOCIATES



### PROPERTY INFORMATION

General Location: East side of Wallace Road, South of Nubbin Ridge Road

Other Parcel Info.:

Tax ID Number: 133 K F 030 Jurisdiction: County

Size of Tract: 4.58 acres

Accessibility: Access is via Wallace Rd., a minor collector street with a pavement width of 18' within a 50' right-of-

way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residence and vacant land - RA (Low Density Residential)

South: Residences - RA (Low Density Residential)

East: Residences and vacant land - RA (Low Density Residential)

West: Residences - PR (Planned Residential)

Proposed Use: Detached Residential Subdivision Density: 3.06 du/ac

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

**Neighborhood Context:** 

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

Street: 1112 Wallace Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (pending)

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)

Subdivision Name: Wallace Road Subdivision

No. of Lots Proposed: 13 No. of Lots Approved: 0

Variances Requested: 1. Tangent length variance between reverse curves from 50 ft to 30 ft at Station 1 + 74.01 on Road A.

2. Intersection spacing variance between Road A and Meadowood Lane, from 300' to 153.5'.

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the site's location and features restrict compliance with the

Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee

Department of Environment and Conservation for crossing the stream on the property.

5. 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 and drainage system.

6. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of

design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:** The applicant is proposing to develop this 4.58 acre site with 13 new detached residential lots. The

property was recently subdivided to separate the existing house (on a lot with 33,733 square feet) from the remainder of the property. The proposed 13 lots will be located on a 3.8298 acre tract. The density for the new subdivision will be 3.39 du/ac. The overall density for the 4.58 acre site is 3.06 du/ac. The subdivision will have access out to Wallace Rd., a minor collector street by a new public

street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned

Residential) at a density of up to 4 du/ac on April 11, 2019 (4-D-19-RZ). The Knox County

Commission will consider the rezoning on May 28, 2019.

Action: Approved Meeting Date: 5/9/2019

**Details of Action:** 

Summary of Action: APPROVE variances 1 & 2 because the site's location and features restrict compliance with the

Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

Date of Approval: 5/9/2019 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:

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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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