

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 5-SC-21-C                      Related File Number: 5-E-21-UR  
Application Filed: 3/29/2021              Date of Revision:  
Applicant: RUSSELL RACKLEY / HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

General Location: South side of Old Clinton Pk., west side of Paddock Ln.  
Other Parcel Info.:  
Tax ID Number: 67 191                      Jurisdiction: County  
Size of Tract: 10 acres  
Accessibility: Access is via Old Clinton Pike, a two lane minor collector road with 20ft of pavement width within 50ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential  
Surrounding Land Use: The subject property is located on the south side of Old Clinton Pike in an area with a mix of single family residential and office uses in the PR, A, and CB zones.  
Proposed Use: Attached residential subdivision                      Density: 5 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: 7125 Old Clinton Pk.  
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)

Current Plan Category:  
Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Old Clinton Pk. Development (name TBD)  
**No. of Lots Proposed:** 50      **No. of Lots Approved:** 0  
**Variances Requested:** 1) REDUCE THE INTERSECTION SPACING BETWEEN THE NEW ROAD INTERSECTION AND PADDOCK LANE FROM 300-FT TO 197-FT.  
**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 variance on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing guest parking as shown on the Concept Plan with the final location and design to be approved by Knox County Engineering and Public Works during the design plan phase.
4. Providing a 25-FT common area on the final plat between Paddock Lane and any double frontage lot that has an average depth less than 135-FT per Section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations.
5. Installation of landscape screening to infill the spaces along the southwest boundary where trees will not be retained or currently do not exist, as shown on Sheet C103 and Exhibit A.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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.
10. 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, recreational amenities, and drainage system.

**Comments:** This proposal is for a 50-lot attached residential subdivision on 10 acres at a density of 5 du/ac. The rezoning of the property from RB (General Residential) to PR (Planned Residential) up to 5 du/ac is pending approval by Knox County Commission (4-B-21-RZ). Access to the site is from Old Clinton Pike and sidewalk will be required along this frontage because it is within the parental responsibility zone for Powell Middle School. The minimum lot frontage for attached residential can be reduced from 25-FT to 20-FT when guest parking is provided. There are 13 parallel parking spaces provided for guest on the western side of the entry road, opposite of the residential units.

The applicant is proposing additional landscape screening along the southwest property line to infill areas where either the existing trees cannot be retained or currently do not exist. The proposal is to use the "type B" landscape screening to infill as needed (see Exhibit A). This was agreed upon by the applicant after discussions with the adjacent property owners.

**Action:** Approved

**Meeting Date:** 5/13/2021

**Details of Action:**

**Summary of Action:** APPROVE the variance on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

**Date of Approval:** 5/13/2021

**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:**