

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 5-SE-22-C Related File Number:  
Application Filed: 3/28/2022 Date of Revision:  
Applicant: STEVEN GEORGE, DAWN & JAMIE MEADOWS

## PROPERTY INFORMATION

General Location: East side of Parkdale Rd, east of Pellieux Dr  
Other Parcel Info.:  
Tax ID Number: 58 I G 00901 & 10 Jurisdiction: City  
Size of Tract: 10.3 acres  
Accessibility: Access is via Parkdale Road, a major collector street with 21ft of pavement width within 40ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential  
Surrounding Land Use: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)  
South: Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)  
East: Single family residential -- EN (Established Neighborhood) and HP (Hillside Protection Overlay)  
West: Single family residential -- Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)  
Proposed Use: Density: 1.85 du/ac  
Sector Plan: North City Sector Plan Designation:  
Growth Policy Plan: N/A  
Neighborhood Context:

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

Street: 5800 & 0 Parkdale Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)  
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: The Woods at Parkdale

No. of Lots Proposed: 20                      No. of Lots Approved: 0

Variances Requested: 1) Reduce the minimum intersection spacing from 300' to 240' between the intersections of Road 'A' and Woodberry Drive.

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 variance based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the concept plan subject to 10 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.  
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).  
3. Certifying that the required sight distance along Parkdale Road is available, with documentation provided to the Knoxville Department of Engineering during the design plan phase.  
4. Obtaining all necessary off-site drainage easements and providing the required access to the stormwater facilities, per the Knoxville Department of Engineering requirements.  
5. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and providing each lot with a land disturbance allocation on the Final Plat.  
6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.  
7. Meeting all applicable requirements of the Knoxville Department of Engineering.  
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, and drainage facilities.  
9. Placing a note on the final plat that all lots will have access only to the internal street system.  
10. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for a 20-lot residential subdivision on this 10.31-acre tract at a density of 1.94 du/ac. The development includes approximately 2.53 acres of common area east of the TVA powerline easement where the steepest slopes are located. The property is zoned RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) district. The RN-2 zone requires a minimum lot size of 10,000 sqft and the proposed lot sizes range from 10,000 to 29,600 sqft.

The entire 10.31-acre property is within the HP (Hillside Protection Overlay) zone, except for .06 acres on the north portion of the property. The maximum disturbance allowed is 6.9 acres, and this is for the grading required to install the infrastructure and the house lots, and post-construction once the properties are sold. The preliminary grading plan (Sheet 4) shows the proposed limits of disturbance, which is approximately 5.4-acres. This calculation does not include the disturbance required for the detention pond and swales required to direct stormwater to the pond. On the final plat, the amount of disturbance allocated to each lot must be provided. This is necessary to ensure the entire development complies with the HP overlay standards over time.

Staff is recommending approval of the requested intersection spacing variance because the reduced intersection spacing is an existing condition that the applicant is matching. Road 'A' aligns with Pilleaux Drive to create a four-leg intersection, which is the preferred alignment for the new road. Because of this, Road 'A' to be less than 300' from Woodberry Drive. There is sufficient distance between the two intersections to allow left turn movements from both streets without creating a conflict.

Action: Approved

Meeting Date: 6/9/2022

Details of Action:

**Summary of Action:** Approve the requested variance based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the concept plan subject to 10 conditions.

**Date of Approval:** 6/9/2022

**Date of Denial:**

**Postponements:** 5/12/2022

**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:**