CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 4/23/2021 Date of Revision:

Applicant: URBAN ENGINEERING, INC.



PROPERTY INFORMATION

General Location: North side of Pine Grove Road, west of Union School Road

Other Parcel Info.:

Tax ID Number: 84 035 Jurisdiction: County

Size of Tract: 6.9 acres

Access is via Pine Grove Rd, a local street with 16-ft of pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Single-family & Rural residential -- A (Agricultural)

South: Single-family & Agricultural -- A (Agricultural) & RA (Low Density Residential)

East: Single-family & Rural residential -- A (Agricultural) West: Single-family & Rural residential -- A (Agricultural)

Proposed Use: Detached residential subdivision Density: 3.9 du/ac

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context:

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

Street: 0 Pine Grove 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pine Grove Subdivision

No. of Lots Proposed: 27 No. of Lots Approved:

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL:

1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROAD

'A' AND PINE GROVE 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 Concept Plan subject to 6 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

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. 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 area, amenities and drainage system.

5. Placing a note on the final plat that all lots will have access only to the internal street system.6. 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.

Comments: This proposal is to subdivide this 6.9-acre tract into 27 detached residential lots at a density of 3.9

du/ac. The property was rezoned in May 2021 from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (4-E-21-RZ). Access to the site is via Pine Grove Road, a local street with approximately 16-ft of pavement width and located approximately .5 miles from the Strawberry Plains Pike intersection. The new road will be a single cul-de-sac road that is approximately 620-ft long and will have a pavement

width of 26-ft.

Action: Approved Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 8/12/2021 **Date of Denial: Postponements:** 6/10/2021-7/8/2021

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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