

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



**File Number:** 6-SE-19-C                      **Related File Number:** 6-E-19-UR  
**Application Filed:** 4/29/2019                      **Date of Revision:**  
**Applicant:** STEVEN MADDOX / MADDOX COMPANIES

### PROPERTY INFORMATION

**General Location:** West side of Triplett Lane, South of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 132 021                      **Jurisdiction:** County  
**Size of Tract:** 5.6 acres  
**Accessibility:** Access is via Triplett Ln., a local street with a 19' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:** North: Mixed businesses - CA (General Business)  
South: Residences - RAE (Exclusive Residential)  
East: Residences - RA (Low Density Residential)  
West: Parking lot - O-1 (Office, Medical, and Related Services)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 4.64 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 127 Triplett Ln  
**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:**



5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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.

**Summary of Action:**

**Date of Approval:** 6/13/2019                      **Date of Denial:**                      **Postponements:**  
**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Chancery Court	
<b>Date of Legislative Action:</b>		<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>		<b>If "Other":</b>
<b>Amendments:</b>		<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>