

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 6-SE-23-C                      **Related File Number:** 6-E-23-DP  
**Application Filed:** 4/24/2023              **Date of Revision:**  
**Applicant:** NORTSHORE CONSTRUCTION, INC.

## PROPERTY INFORMATION

**General Location:** Northwest side of E Emory Rd, northeast of Palmyra Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 29 P M 001,002,003,004,005,006, OTHER: 029PM007 - 0    **Jurisdiction:** County  
**Size of Tract:** 3.6 acres  
**Accessibility:** Access is via E Emory Rd, a major arterial with a 20-ft pavement width within a 76-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:** North: Rural residential - A (Agricultural)  
South: Single family residential - RB (General Residential)  
East: Single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)  
West: Rural residential, agricultural/forestry/vacant - A (Agricultural)  
**Proposed Use:** Attached residential development                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 RAINIER VALLEY WAY  
**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:** LDR (Low Density Residential)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Rainier Valley

No. of Lots Proposed: 12                      No. of Lots Approved: 0

Variences Requested: VARIANCES  
1. Reduction of intersection spacing from 400 feet to 285 feet between Rainier Valley Way and Palmyra Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduction of lot frontage from 25 feet to no less than 20 feet on Lots 2, 5, 8 and 11.  
2. Right-of-way width reduction to 40' and pavement width reduction to 20', private rights-of-way serving 6 or more lots.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

\*\* See attached variance and alternative design request form

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the requested variance and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.  
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Grading along the frontage of E Emory Rd for future sidewalks per the Knox County Sidewalk Ordinance.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.  
6. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to subdivide this 3.60-acre tract into 12 attached residential lots at a density of 3.3 du/ac. The property is zoned PR (Planned Residential) up to 5 du/ac.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. The applicant is requesting a reduction of the lot frontage from 25' to no less than 20' for attached units on individual lots, therefore guest parking will be provided within the development.

The site is located within the Parental Responsibility Zone and since E Emory Rd is expected to be widened in the next 10 years, grading for future sidewalks along the frontage of E Emory Rd will be required.

Action: Approved with Conditions    Meeting Date: 6/8/2023

Details of Action:

Summary of Action:

Date of Approval: 6/8/2023                      Date of Denial:                      Postponements:

Date of Withdrawal:                      Withdrawn prior to publication?:                       Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**