

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SC-18-C Related File Number: 7-D-18-UR
Application Filed: 6/4/2018 Date of Revision:
Applicant: WILLOW FORK LANE DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side of E. Emory Rd., northeast side of Willow Fork Ln.
Other Parcel Info.:
Tax ID Number: 38 122 Jurisdiction: County
Size of Tract: 5.7 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with a 23' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Beaver Creek and vacant land - F (Floodway) and A (Agricultural)
South: Residences - A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 3.68 du/ac
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7404 Willow Fork 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Willow Fork Lane Development
No. of Lots Proposed: 21 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks as shown 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. Prior to final plat approval, providing certification that the required sight distance of 450' is available at the subdivision entrance in both directions along E. Emory Rd.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Submitting to Planning Commission 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.
Comments: The applicant is proposing to develop this 5.7 acre tract with 21 detached residential lots at a density of 3.68 du/ac. The proposed subdivision will have access to E. Emory Rd., a major arterial street. The property is located within the Parent Responsibility Zone and the applicant is including a sidewalk on one side of the street.
The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on June 14, 2018 (6-G-18-RZ). The Knox County Commission will consider the rezoning request on July 23, 2018.

Action: Approved Meeting Date: 7/12/2018

Details of Action:
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Summary of Action: APPROVE the Concept Plan subject to 8 conditions

Date of Approval: 7/12/2018

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: