

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SB-19-C **Related File Number:** 8-A-19-UR
Application Filed: 6/20/2019 **Date of Revision:**
Applicant: MARK SINGLETON / ROBERT CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Southwest of Mary Lay Lane, northwest of Neals Landing Rd.
Other Parcel Info.:
Tax ID Number: 61 07001(PART OF) **Jurisdiction:** County
Size of Tract: 1.74 acres
Accessibility: Access is via Neals Landing Rd., a local street with a 26' pavement width within a 50' right-of-way that provides access out to Asheville Hwy., a major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural)
South: Vacant land (Neals Landing Subdivision) - PR (Planned Residential)
East: Residence - A (Agricultural)
West: Vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.3 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 Neals Landing 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Neals Landing - Unit 3

No. of Lots Proposed: 4 **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 5 conditions.

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Meeting all applicable requirements of the Concept Plan approval for Neals Land (10-SC-18-C).
 3. Installation of sidewalks as identified on the revised 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. 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 subdivide this 1.74 acre parcel into 4 detached residential lots that will be added to the recently approved Concept Plan for Neals Landing Subdivision (10-SC-18-C / 10-C-18-UR) that was approved by the Planning Commission on October 11, 2018 for 125 residential lots. This request also includes a modification and extension of Road B in order to serve the additional lots. With the additional 4 lots and some minor adjustments to the lots through the Design Plan stage of the Subdivision for the previous approval, there will be a total of 122 new residential lots.

Access for the proposed subdivision will be from street extensions of both Neals Land Rd. and Vista View Ln. Neals Landing Rd, provides access out to Asheville Hwy. at a signalized intersection. The proposed total number of lots still falls within the number of lots that were evaluated under the Transportation Impact Study for Neals Landing, Unit III that was prepared by Ajax Engineering and dated September 21, 2018.

The Planning Commission considered the rezoning request (6-G-19-RZ) for this property on June 13, 2019 and recommended approval of the rezoning to PR (Planned Residential) at a density of up to 5 du/ac. The Knox County Commission approved the rezoning request on July 22, 2019 at a density of up to 5 du/ac.

Action: Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 5 conditions.

Date of Approval: 8/8/2019

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: