



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Linda Howard Subdivision  
No. of Lots Proposed: 8                      No. of Lots Approved: 8  
Variances Requested: N/A  
S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier  
Staff Recomm. (Abbr.): Approve the Concept Plan subject to 5 conditions.  
Staff Recomm. (Full):  
1. Installation of turnaround driveways on lots 1 and 2 to preclude vehicles backing out of the driveway onto the street.  
2. Adding a note to the final plat that sight distance at the driveways of lots 1 and 2 meet the Subdivision Regulations, section 3.04.J.6.  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
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: This proposal is for an 8-lot residential subdivision on Salem Church Road just north of where it branches off from Daniels Road. The area is a mix of large-lot single-family tracts and smaller lots that vary in size located off of side roads. There is a row of lots across the street that are approximately ½ an acre in size. The property is in the Rural Area of Knox County and has a rural character overall.

#### **ROAD CONDITIONS**

Salem Church Road has a reverse curve in front of the properties to be subdivided, causing sight distance issues for lots 2R-1 and 2R-2 (the southernmost lots). Knox County Engineering has requested for lots 2R-1 and 2R-2 to have a turnaround space at the rear of the driveway so cars have adequate space to turn around and do not have to back out onto Salem Church Road. Knox County Engineering has also said that, in this case, due to sight distance issues, ROW dedication is required. Both of these issues will be investigated more closely during the design process.

#### **ZONING & SECTOR PLAN DESIGNATION**

The property is zoned A (Agricultural) and is designated AG (Agricultural) in the North County Sector Plan. The lot sizes of the front 7 parcels range from approximately 1.5 acres to 4.2 acres. The 8th lot is proposed at 19.962 acres.

#### **SIGHT CONSTRAINTS**

The three lots being subdivided are in the Hillside and Ridgetop Protection Area, and the properties are pretty steep with slopes in the upper ranges of 25-40% and over 40%. There is a blue-line stream that runs along the rear property line of the existing three lots. Though there is a significant slope leading down to the creek, the steep slopes are not contained in this area and occur throughout the entirety of the site. The steep slope on the sight makes it unsuitable for small lots that would be allowed in other zones.

#### **PROPOSED SUBDIVISION**

The front 7 lots have frontage on Salem Church Road and the 8th lot is at the rear of the property between the front 7 parcels and the creek. The most buildable portion of lot 8 sits behind lots 2R-1 and 2R-2. However, since both lots are in a location on Salem Church Road with poor sight distance, they are not the best choice for providing access. Therefore, access has been provided along lot 3R2. The access easement will double as a utility easement as well. The overall density of the development is approximately 0.25 du/ac. When looking at just the 7 lots at the front of the subdivision, the density is 0.44 du/ac.

With the properties all over 1 acre in size, the lots are similar to or larger than other lots in the area.

There are no anticipated adverse impacts expected from the proposed subdivision.

**Action:** Approved **Meeting Date:** 8/11/2022

**Details of Action:**

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

**Date of Approval:** 8/11/2022 **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:**