

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SC-19-C Related File Number: 8-D-19-UR
Application Filed: 6/24/2019 Date of Revision:
Applicant: CHRIS SHARP / URBAN ENGINEERING

PROPERTY INFORMATION

General Location: South side of Canton Hollow Road, West of Alyson Nikole Drive
Other Parcel Info.:
Tax ID Number: 143 096, 097, 098 & 143KB001 Jurisdiction: County
Size of Tract: 3.2 acres
Accessibility: Access is via Canton Hollow Rd., a major collector street with a 19' pavement width with a required right-of-way of 60'.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential) & A (Agricultural)
South: Residences - PR (Planned Residential)
East: Residences - PR (Planned Residential)
West: Residences - A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 4.375 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: 813 Canton Hollow 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: Canton Hollow Woods

No. of Lots Proposed: 14 No. of Lots Approved: 0

Variances Requested: 1. Reduction of the K-value for the vertical curve in Road A from STA 0+10.01 to STA 0+89.16, from 25.0 to 15.0.

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 variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. During the design plan stage of the subdivision, working out the details and timing of the connection of the proposed private street to Knox County's proposed road improvements for Canton Hollow Rd. The completion of the Canton Hollow Road improvements may impact the timing of the approval of the final plat for this subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Providing an access easement with a minimum width of 20' from the private street to the common area behind Lots 7-9.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private street, common area and drainage system.
7. 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.

Comments: The applicant is proposing to subdivide this 3.2 acre tract into 14 detached residential lots and common area at a density of 4.375 du/ac. This property which is zoned PR (Planned Residential) is located on the southwest side of Canton Hollow Rd., southeast of Woody Dr. and west of Edgewater Dr. The Knox County Commission approved the rezoning of this property to PR at a density of up to 5 du/ac on May 23, 2016 (4-K-16-RZ) and July 25, 2016 (6-D-16-RZ).

The subdivision will be served by a private street that will connect to Knox County's Canton Hollow Road improvement project. A condition has been recommended that the applicant work out the details and timing of the street connection with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision review. The completion of the Canton Hollow Road improvements may impact the timing of the approval of the final plat for this subdivision.

Action: Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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:

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: