

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 9-SA-21-C Related File Number: 9-B-21-UR
Application Filed: 7/26/2021 Date of Revision:
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: North side of Black Road, northeast of N. Campbell Station Road
Other Parcel Info.:
Tax ID Number: 130 044 Jurisdiction: County
Size of Tract: 6.29 acres
Accessibility: Access is via Black Rd, a minor collector road with 22-ft of pavement width within 44-ft to 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Rural residential, Single-family residential -- A (Agricultural), PR (Planned Residential 1-3 du/ac)
South: Single-family residential -- A (Agricultural)
East: Rural residential -- A (Agricultural)
West: Rural residential -- A (Agricultural)
Proposed Use: Detached residential subdivision Density: 1 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11751 Black Rd.
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: 11751 Black Road
No. of Lots Proposed: 6 No. of Lots Approved: 6
Variances Requested: NONE
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): Approve the Concept Plan subject to 4 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a vehicular turnaround on all lots as required by the Knoxville-Knox County Subdivision Regulations for residential lots with access only from a collector or arterial street (Section 3.02.A.9).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations (Section 2.07.E.1).
Comments: The applicant is proposing to subdivide this 6.21-acre tract into 6 detached residential lots at a density of .97 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 1 du/ac (7-I-21-RZ). The lots will have driveway access to Black Road and each lot must have a vehicular turnaround so traffic does not have to back into the road.
Action: Approved Meeting Date: 9/9/2021
Details of Action:
Summary of Action: Approve the Concept Plan subject to 4 conditions.
Date of Approval: 9/9/2021 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: