

Current Plan Category: N/A

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cooper Meadows Lane

No. of Lots Proposed: 21 No. of Lots Approved:

Variances Requested: VARIANCE

A. Reduce the tangent distance between broken back curves from 150' to 58.1' between stations 3+71.70 and 4+29.80.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

A. Increase the intersection grade from 1% to 1.25% at Cooper Meadows Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance to reduce the tangent distance between broken back curves from 150' to 58.1' between stations 3+71.70 and 4+29.80, based on the following evidence of hardships.
A. The property is irregularly shaped, which causes the variance.
B. The road is designed to avoid the existing home on the property.
C. The variation is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishment of a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
6. Certifying that the required sight distance is available along E Emory Road in both directions at the existing subdivision entrance, Cooper Meadows Ln intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is proposing to subdivide this 5.38-acre tract into 21 single family houses on residential lots at a density of 3.9 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

The requested variances are all related to the existing house on the property. It's the opinion of Knox County Engineering and Public Works that the granting of the variances will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Action: Approved with Conditions

Meeting Date: 12/12/2024

Details of Action:

Summary of Action: Approve the variance to reduce the tangent distance between broken back curves from 150' to 58.1'

between stations 3+71.70 and 4+29.80, based on the following evidence of hardships.

A. The property is irregularly shaped, which causes the variance.

B. The road is designed to avoid the existing home on the property.

C. The variation is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 7 conditions.

Date of Approval:

12/12/2024

Date of Denial:

Postponements: 11/14/2024

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: