

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SF-22-C Related File Number: 8-G-22-DP
Application Filed: 6/30/2022 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northeast side of Choto Road, west of Palm Beach Way
Other Parcel Info.:
Tax ID Number: 162 062.01 Jurisdiction: County
Size of Tract: 7.18 acres
Accessibility: Access is via Choto Road, a minor collector with a pavement width of 22 ft within a right-of-way of 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agriculture/forestry/vacant - PR (Planned Residential)
South: Agriculture/forestry/vacant - A (Agricultural)
East: Single family residential - PR (Planned Residential)
West: Single family residential - PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 2.5
Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1736 CHOTO 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: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Farris Property Subdivision

No. of Lots Proposed: 18 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection spacing from 300' to 186' between the centerlines of Road "1" and Palm Beach Way

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 1.71% at Road "1" and Choto Road

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 requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 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) The proposed road may be public or private, with the determination made during the design plan phase and indicated on the plat.
- 4) Obtaining all necessary approvals to fill or modify the wetland.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

Comments:

This proposal is for an 18-lot detached residential subdivision on 7.18 acres at a density of 2.5 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in June 2022 (5-M-22-RZ). The applicant is undecided whether the new internal road will be public or private. This must be determined during the design plan phase and indicated on the subdivision plat. In either case, the road must meet the County road design standards and have 26 ft of pavement and 50 ft right-of-way, as proposed. The existing pond near Choto Road is a wetland and a portion of which must be filled to construct the road.

The applicant is requesting a peripheral setback reduction to 25 ft on the western boundary of lots 12-18. The setback cannot be reduced on lot 12 where it is adjacent to commercial zoning. The adjacent subdivision to the west (Choto Meadows) also has a 25 ft peripheral setback. The peripheral setback will be 35 ft for lots 1-11 and a portion of 12.

The variance request to reduce the intersection separation from 300 ft to 186 ft is supported by staff because it will not create turning conflicts and will reduce the disturbance to the wetland. There is not portion of this frontage where an intersection separation variance would not be required because of the proximity to Rocky Slope Lane to the west.

Action: Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 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:

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: