

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-A-22-UR **Related File Number:**  
**Application Filed:** 11/22/2021 **Date of Revision:**  
**Applicant:** TERRY D. POLLARD

## PROPERTY INFORMATION

**General Location:** North side of Carter Mill Dr, east of Carter View Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 74 00202 **Jurisdiction:** County  
**Size of Tract:** 8.94 acres  
**Accessibility:** Access is off of Carter Mill Drive, a minor collector with a 18.5-ft pavement width inside a 60-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 3 lots for single family dwellings **Density:** Less than 1 du/ac (0.33 du/ac)  
**Sector Plan:** East County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area consists of single family residences along side roads off of Carter Mill Drive and large, vacant properties yet to be developed along this section of Carter Mill Drive. The entrance to Paschal Carter Park is approximately a quarter mile to the east.

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

**Street:** 9101 Carter Mill Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) with up to 2 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned from A (Agricultural) to PR (Planned Residential) with up to 2 du/ac in 1998 (Case # 2-H-98-RZ); a case to rezone the property to RAE was withdrawn before going to the Planning Commission (Case #10-L-97-RZ)

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

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 request to subdivide the property into 3 lots, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Obtaining approval of the proposed security gates from the Knox County Fire Marshal.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

Comments:

This request is to subdivide the property at 9101 Carter Mill Drive into 3 lots. A preliminary plat shows each property with 2.87 acres and over 300 feet of frontage on Carter Mill Drive. Those lot sizes and widths meet the requirements of the PR zone for this property, which allows up to 2 du/ac.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)  
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The East County Sector Plan designates this property as LDR (Low Density Residential), which allows up to 5 du/ac. The proposed subdivision has a density of 0.336 du/ac, which is below the maximum allowed by the LDR land use classification.

B. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

B. The LDR (Low Density Residential) land use class allows PR zoning, which permits detached single family dwellings by right, though development plans require approval by the Planning Commission through the use on review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. Surrounding development consists of single family detached dwellings. This proposal is consistent with the surrounding development.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed number of lots is minimal and is not expected to injure the value of adjacent property.

B. The proposed lots are over one size in acre. This is larger than what the surrounding A (Agricultural) zone and PR with up to 2.5 and 2 du/ac would allow and is not expected to cause any adverse impacts or injure property values.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access to these lots would be off of Carter Mill Drive, a minor collector. Therefore, traffic would not be drawn through other residential areas to access these properties.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.  
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed single family residential lots.

**Action:** Approved **Meeting Date:** 1/13/2022

**Details of Action:**

**Summary of Action:** Approve the request to subdivide the property into 3 lots, subject to 3 conditions.

**Date of Approval:** 1/13/2022 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**