

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-C-13-UR **Related File Number:**
Application Filed: 11/28/2012 **Date of Revision:**
Applicant: TWIN WILLOWS CONSTRUCTION

PROPERTY INFORMATION

General Location: Southeast side of Buttermilk Rd, just west of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 142.05 **Jurisdiction:** County
Size of Tract: 5.116 acres
Accessibility: Access is via Buttermilk Rd. a minor collector street with a 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Five detached dwellings on individual lots **Density:** 1.02 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in an area that is primarily rural residential and agricultural uses.

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

Street: Buttermilk 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: Property rezoned to PR (Planned Residential) on December 19, 2005.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 5 detached dwellings on individual lots and the reduction of the peripheral setback along Buttermilk Rd. and the northeast boundary line from 35' to 25', subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department for the use of subsurface sewage disposal systems.
3. Placing a note on the final plat that all lots will be required to provide a driveway turnaround area on the lot to eliminate the need to back out onto the collector street.
4. Placing a note on the final plat that the driveway for each lot will need to be graded to create a flat or nearly flat approach at the same elevation as the pavement edge for the street for 20 to 25 feet from the edge of pavement in order to maintain the available sight distance. Also, all vegetation along the Buttermilk Road will need to be kept low to maintain sight distance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this development plan meets the requirements for approval of a use on review in the PR zoning district.

Comments: The applicant is proposing to subdivide a 5.116 acre tract into 5 lots as a detached residential subdivision at a density of 1.02 du/ac. This property was a part of a 54.25 acre tract that was rezoned to PR (Planned Residential) at a density of up to 2.5 du/ac on December 19, 2005. A concept plan that was approved in 2008 for 74 lots on the southern portion of the larger tract has expired.

The applicant is requesting a reduction of the peripheral setback along the street frontage on Buttermilk Rd., and along the northeast property line from 35' to 25'. The PR (Planned Residential) zoning district allows the Planning Commission to reduce the peripheral setback down to 15'. Staff is recommending approval of the peripheral setback reduction which will help offset the greater building setback that will be a result of the right-of-way dedication that is required along Buttermilk Rd., with approval of the final plat for the subdivision. The reduced setback will also help to reduce the amount of grading that will be required on the steeper portion of the lots.

While each lot can have adequate sight distance in both directions along Buttermilk Rd., the lots slope downward from the street and will require grading improvements to obtain adequate sight distance. The driveway for each lot will need to be graded to create a flat or nearly flat approach at the same elevation as the pavement edge for the street for 20 to 25 feet from the edge of pavement in order to maintain the available sight distance. Also, all vegetation along the Buttermilk Road will need to be kept low to maintain sight distance.

The proposed lots will be served by subsurface sewage disposal systems, subject to approval by the Knox County Health Department. The final plat for the subdivision is also being considered for approval by the Planning Commission at the January 10, 2013 meeting.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.02 du/ac is consistent in use and density with the approved zoning of the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.5 du/ac. The proposed subdivision with a density of 1.02 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/10/2013

Details of Action:

Summary of Action: APPROVE the development plan for up to 5 detached dwellings on individual lots and the reduction of the peripheral setback along Buttermilk Rd. and the northeast boundary line from 35' to 25', subject to 5 conditions.

Date of Approval: 1/10/2013 **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:**