

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

DETACHED RESIDENTIAL



File Number: 1-D-19-UR Related File Number: 1-SA-19-C
Application Filed: 11/26/2018 Date of Revision:
Applicant: JRG DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Broome Rd., south of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 106 O A 039 Jurisdiction: City
Size of Tract: 12.44 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northwest City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 0 Broome Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
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:

No. of Lots Proposed: 30 No. of Lots Approved: 30

Variances Requested:

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 Development Plan for up to 30 detached residential units on individual lots, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Maintaining the existing trees within the 25' peripheral boundary of the development, with exception to the Broome Road frontage, and installation of tree protection fencing before grading begins on the site.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use-on-Review.

Comments:

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 utility services.
- 2. The proposed development has a density of approximately 2.4 du/ac on lots that are smaller than the typical .5 acre lots (~2 du/ac) within the adjacent West Hills and Bennett Place neighborhoods (zoned R-1E).
- 3. Approximately 33% (4.1 acres) of the site is designated as open space.
- 4. Controlling the volume of stormwater in the Ten Mile Creek watershed is a known issue that has resulted in stricter stormwater standards for development in this watershed. Before construction can begin on the site, the developer must prove those standards can be met during permit review. These stormwater standards provide downstream property owners additional protections against flooding compared to other areas in Knoxville. The proposed development decentralizes the stormwater retention into three ponds rather than one large pond.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The One Year Plan and Northwest City Sector Plan identify this property for LDR (low density residential) uses with a maximum density of up to 6 du/ac. The proposed development density of 2.4 du/ac is within the development density permitted by these plans.
- 2. Approximately 1.3 acres in the southwest corner of the 12.42 acre property is within the Hillside Protection Area (HP) identified in the Northwest City Sector Plan. Of these 1.3 acres in the HP, approximately .4 acres are 25 percent slope or more, with the remainder primarily being between 15 - 25 percent slope. Approximately .5 acres of the HP area is proposed to be left undisturbed.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 30 detached residential units on individual lots, subject to 2

conditions.

Date of Approval:

1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: