

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-D-22-UR                      **Related File Number:** 1-SA-22-C  
**Application Filed:** 11/30/2021              **Date of Revision:**  
**Applicant:** SAFE HARBOR DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** South side of Couch Mill Road, west of Caspian Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 117 8 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 131.2 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** AgForVac (Agriculture/Forestry/Vacant Land)  
**Surrounding Land Use:**  
**Proposed Use:** Detached & attached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** RR (Rural Residential) & HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11636 Hardin Valley Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) (pending)  
**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:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for 359 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Couch Mill Road frontage, subject to 2 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2. Providing a minimum 20-ft wide common area strip along the northeast boundary of the development, to the rear of Lots 3 - 16, as proposed.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and Use on Review in a PR zoning district.

Comments:

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 Northwest County Sector Plan designates this property for rural residential uses with a maximum density 3 du/ac. The proposed development with a density of 2.74 du/ac is consistent with the Sector Plan.

B. There are 37 acres of this 131-acre property located in the Hillside Protection (HP) area. The maximum land disturbance recommended within the HP area is 23 acres (see the attached slope analysis). This proposal will disturb 20.9 acres within the HP area and is consistent with the HP land disturbance guidelines.

C. The Hardin Valley Mobility Plan (2019) recommends a north-south connector from Couch Mill Road to Hardin Valley Road (and the proposed east-west connector between Steele Road and Mission Hill Lane). The proposed stub-out roads will provide multiple opportunities to realize the north-south connector. This proposed east-west connector is south of the subject property. See Exhibit B.

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. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes comparable to those in existing and recently approved subdivisions in the area.

C. The applicant is proposing a 20-ft wide common area strip along the northeast property boundary to provide a buffer to the adjacent residential subdivision.

D. The residential lots are being clustered to buildable areas outside of the closed contour of the sinkholes.

E. The property is zoned PR up to 3 du/ac, and the proposed subdivision has a density of 2.74 du/ac.

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. The proposed subdivision will have detached residential lot sizes and setbacks that are similar to others in the area.

B. The 25-ft common area strip along the Couch Mill Road frontage will create separation between the roadway and the house lots.

C. The applicant is proposing a 20-ft common area strip on the northeast boundary as a buffer to the adjacent residential subdivision.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.  
A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.  
A. The development has direct access to Couch Mill Road, a major collector street.

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 residential use.

**Action:** Approved **Meeting Date:** 3/10/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for 359 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Couch Mill Road frontage, subject to 2 conditions.

**Date of Approval:** 3/10/2022 **Date of Denial:** **Postponements:** 1/13/2022, 2/10/2022

**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:**