

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-E-18-UR **Related File Number:** 1-SA-18-C
Application Filed: 11/27/2017 **Date of Revision:**
Applicant: PRIMOS LAND CO. LLC

PROPERTY INFORMATION

General Location: North side Crippen Rd, west side Recreation Ln.
Other Parcel Info.:
Tax ID Number: 38 142, 142.01 **Jurisdiction:** County
Size of Tract: 10.56 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential & vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (low density residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 4213 Crippen 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 37 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

Staff Recomm. (Full): 1. Meeting the applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Comments:

The applicant has requested the peripheral setback be reduced from 35' to 25' on all exterior lot lines. Staff is recommending approval of this request because the zoning to the west and northwest is RB (General Residential) which has a 25' rear setback and the A (Agricultural) zoning to the northeast and east is County park property with no active or passive recreational uses immediately adjacent to the subject property. However, if the Planning Commission approves the right-of-way dedication variance from 30' to 25', the peripheral setback variance along Crippen Road should be approved at 30' instead of the requested 25'.

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 all utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.5 du/ac, is consistent in use and density (up to 5 du/ac) if the zoning is approved as recommended. Other residential development in the area include detached and attached houses in the RB (General Residential) and residential subdivisions in the PR (Planned Residential) zone.

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 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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. 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 traffic through residential areas since the subdivision is located on a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 5 du/ac (pending). At a proposed density of 3.5 du/ac, the proposed subdivision 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: 1/11/2018

Details of Action: 1. Meeting the applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for up to 37 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

Date of Approval: 1/11/2018

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: