

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-E-19-UR **Related File Number:** 1-SB-19-C
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: KNOXVILLE INVESTMENT PARTNERS, LLC

PROPERTY INFORMATION

General Location: West side of E. Governor John Sevier Hwy, north and south sides of Garden Cress Trl.
Other Parcel Info.:
Tax ID Number: 83 D D 015-022, 047-086, 087-094 **Jurisdiction:** County
Size of Tract: 10.93 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single and multi-family residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street:
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:

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 up to 55 detached residential units on individual lots, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all 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:

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

- 1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
- 2. The proposed low density residential development at a density of 4.94 du/ac is compatible with the scale and intensity of the development that has already occurred within this subdivision.

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

- 1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to an arterial street.
- 3. The proposed residential development at a density of 4.94 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East County Sector Plan identifies this area for LDR (Low Density Residential). The proposed development at a density of 4.94 du/ac is consistent with the sector plan.
- 2. This site is within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 55 detached residential units on individual lots, subject to 1 condition.

Date of Approval:

2/14/2019

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: