

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-E-20-UR                      **Related File Number:** 1-SC-20-C  
**Application Filed:** 11/26/2019              **Date of Revision:**  
**Applicant:** HARDIN VALLEY LAND PARTNERS

## PROPERTY INFORMATION

**General Location:** Southeast of intersection of Hardin Valley Road & Steel Road.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 027 AND OTHER: PART OF 02508 & 02509              **Jurisdiction:** County  
**Size of Tract:** 31.89 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached Residential Subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR and RC  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11446 and 0 Hardin Valley Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & CA (General Business)  
**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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 133 attached dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2. Providing documentation prior to final plat approval that the actual surveyed area that is zoned PR will allow the proposed number of dwelling units based on an approved zoning density of up to 4.4 du/ac.

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 attached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed low density residential development is compatible with the scale and intensity of recent development that has occurred in this area.

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 in is 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 a minor arterial street.
- 3. The proposed residential development at a density of 4.36 du/ac, is consistent in use and density with the PR zoning approved for this property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 4.36 du/ac is consistent with the sector plan.
- 2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 133 attached dwelling units on individual lots, subject to 2 conditions.

Date of Approval:

1/9/2020

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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**