

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-F-19-UR **Related File Number:** 1-SC-19-C
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: SMITHBUILT HOMES LLC

PROPERTY INFORMATION

General Location: West side of Karns Valley Dr., south side of Oak Ridge Hwy., west end of Production Ln.
Other Parcel Info.:
Tax ID Number: 90 PART OF 091 **Jurisdiction:** County
Size of Tract: 62.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR, HP, STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9717 Garrison Dr
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 191 detached dwelling units on individual lots and the reduction of the peripheral setback for lots 1, 9-14, 135 and 145 as shown on the concept plan, subject to 2 conditions.

Staff Recomm. (Full): 1. Obtaining approval from Knox County Commission of the rezoning (12-C-18-RZ) of the property to PR (Planned Residential) at a density that would allow the proposed concept plan.
2. 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 3.07 du/ac is compatible with the scale and intensity of PR (Planned Residential) 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 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 will have access to a collector and major arterial street.
3. The proposed residential development at a density of 3.07 du/ac, is consistent in use and density with the PR zoning that was recommended for approval by the Planning Commission at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan was amended to Low Density Residential for this site by the Planning Commission on December 13, 2018. The proposed subdivision at a density of 3.07 du/ac is consistent with the Sector Plan.
2. This site is within the Planned Growth Area 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 191 detached dwelling units on individual lots and the reduction of the peripheral setback for lots 1, 9-14, 135 and 145 as shown on the concept plan, 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: 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: