

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-G-22-UR **Related File Number:** 1-SB-22-C
Application Filed: 12/10/2021 **Date of Revision:**
Applicant: SMITH, S & E PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side of Hardin Valley Drive, west side of Mission Hills Lane
Other Parcel Info.:
Tax ID Number: 116 06704 (PART OF) AND 06701 OTHER: (PART OF) **Jurisdiction:** County
Size of Tract: 2.85 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Detached 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: 12041 & 12119 Hardin Valley Rd.
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 26 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 1 and 21, and to 20-ft for lots 22-26, 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 district and the criteria for use on review approval.

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 recommends RR (Rural Residential) uses with a maximum of 3 du/ac under certain circumstances. The proposed subdivision has a density of 2.94 du/ac.

B. A greenway easement is being provided on the south side of Conner Creek to accommodate the proposed greenway in the Knox County Greenway Corridor Study (adopted January 2020).

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 property is zoned PR up to 3 du/ac, and the proposed subdivision has a density of 2.94 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 single-family detached subdivision has a similar character as other residential subdivisions in this area.

B. The right-of-way for Mission Hill Lane is much wider than a typical road of this type so the houses that front Mission Hill Lane will be constructed further from the edge of the roadway than most other houses. This increased setback will help maintain the open feel of the entry to the Massey Creek 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 main part of the development will have direct access to Hardin Valley Road, a minor arterial street.

B. The 5 lots that front on Mission Hill Lane will access an existing residential street; however, the proposed single-family house lots are similar to those of the Mossy Creek subdivision, and the

additional traffic will be minimal.

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:** 2/10/2022

Details of Action:

Summary of Action: Approve the development plan for up to 26 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 1 and 21, and to 20-ft for lots 22-26, subject to 1 condition.

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

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 3/11/2022

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: 3/23/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: