

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-H-20-UR **Related File Number:** 1-SD-20-C
Application Filed: 11/25/2019 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: North side of Ball Camp Pk., northeast of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 104 06901 **Jurisdiction:** County
Size of Tract: 4.25 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8813 Ball Camp Pk.
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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 15 detached dwellings on individual lots and reduction of the peripheral setback from 35' to 25 feet for lots 1-2 and to 30 feet for lots 7-9 as identified on the Concept Plan, 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 of a Concept Plan and a Use-on-Review.

Comments:

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 utilities are available to serve this site.
- 2. The future road improvements for Schaad Road will include sidewalks along the front of the property and will provide access to Ball Camp Elementary which is only a short distance away.

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

- 1. With the stated conditions and approval from Knox County Commission to rezone the property to PR at a density that allows the proposed density, the 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.6 du/ac, the proposed subdivision is consistent with the Sector Plan. If approved as recommended by the Planning Commission, the PR zoning for this site will allow a density up to 5.0 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action: APPROVE the development plan for up to 15 detached dwellings on individual lots and reduction of the peripheral setback from 35' to 25 feet for lots 1-2 and to 30 feet for lots 7-9 as identified on the Concept Plan, subject to 1 condition.

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:

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: