

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-B-20-UR **Related File Number:** 10-SA-20-C
Application Filed: 8/25/2020 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: West side of S. Gallaher View Rd., north side of Westland Dr.
Other Parcel Info.:
Tax ID Number: 133 03101 & 03102 **Jurisdiction:** County
Size of Tract: 6.55 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential) & Vacant
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 861 S. Gallaher View Rd. & 0 Westland Dr.
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 request for up to 28 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 20' along the S. Gallaher View Road frontage, 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 concept plan and use-on-review.

Comments:

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

- 1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed residential subdivision at a density of 4.27 du/ac, is consistent in use and density with the approved rezoning for the property (PR up to 5 du/ac).

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

- 1. With the recommended conditions, the proposed subdivision 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 out to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The proposed subdivision at a density of 4.27 du/ac is consistent with the sector plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

APPROVE the request for up to 28 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 20' along the S. Gallaher View Road frontage, subject to 1 condition.

Date of Approval:

10/8/2020

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: