

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-F-17-UR      Related File Number: 10-SB-17-C  
Application Filed: 8/28/2017      Date of Revision:  
Applicant: MESANA INVESTMENTS

## PROPERTY INFORMATION

General Location: Southeast side Yarnell Rd, east of Lamons Quarry Ln.  
Other Parcel Info.:  
Tax ID Number: 117 076      Jurisdiction: County  
Size of Tract: 15.5 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and single family residential  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision      Density: 2.96 du/ac  
Sector Plan: Northwest County      Sector Plan Designation: Forested land  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 11238 Yarnell 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: Property was rezoned from A to PR < 3 du/ac in August 2017 (7-M-17-RZ).

## 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.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 46 detached dwellings on individual lots, subject to 1 condition. DENY the request to reduce the peripheral setback from 35' to 20'.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this development plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

Staff is recommending that the peripheral setback reduction be denied because there was no justification provided by the applicant and no apparent justification to approve the reduction. On the west side of the development the peripheral setback is within the stream buffer or on the opposite side of the stream well away from the buildable area of the lots and also along a property line shared with a cemetery. Approximately half of the south property line is also on the opposite side of the stream as the buildable portion of the lots, within a stream buffer, and shared with a Waste Connection landfill. The remainder of the south property line is shared with a property zoned Agricultural. The east property line is adjacent to Agricultural zoned property that is used for residential uses and an equestrian training facility for kids and young adults. The north property line is along Yarnell Rd. and the requested peripheral setback would allow construction of houses and accessory structures much closer than other properties along the road that front the street. Most properties are still zoned Agricultural which requires a 40-foot front setback and the RA and RB zones require a 35-foot front setback. The reduced peripheral setback along Yarnell Rd. would not be consistent with the character of the area. The nearby Yarnell Station neighborhood to the east has the same zoning (PR < 3 du/ac) and was developed utilizing the 35-foot peripheral boundary.

If the planning commission chooses to reduce the peripheral setback as requested or for specific lots, a landscape screen consistent with the Type "B" landscape screening guidelines (see attached) should be installed along rear property line of all properties with a reduced peripheral setback. The landscape screening can consist of new or existing vegetation and should be approved by MPC staff before design plan approval by Knox County Engineering and Public Works.

### **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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.96 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. With the recommended conditions, the proposed low density residential zoning and development is compatible with the scale and intensity of development that has occurred in this area.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for LDR (Low Density Residential), which is consistent with the proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which allows consideration of up to 3 du/ac in accordance with Section 1, Policy 3.5 of the Growth Policy Plan. The property was rezoned to PR < 3 du/ac by County Commission in August 2017.

**Action:** Approved **Meeting Date:** 10/12/2017

**Details of Action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this development plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**Summary of Action:** APPROVE the Development Plan for up to 46 detached dwellings on individual lots, subject to 1 condition. DENY the request to reduce the peripheral setback from 35' to 20'.

**Date of Approval:** 10/12/2017 **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:**