

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-F-21-UR **Related File Number:** 10-SD-21-C
Application Filed: 9/1/2021 **Date of Revision:**
Applicant: RELIANCE DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of E. Emory Road, west of Beeler Road
Other Parcel Info.:
Tax ID Number: 20 117 & 119 **Jurisdiction:** County
Size of Tract: 10.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential) & RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Detached and attached residential subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6806 & 6812 E. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural)
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 51 attached and 2 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the west boundary of lots 24-41, 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 (Planned Residential) district and the criteria for approval of a use on review.

Comments:

The applicant is requesting a reduction of the peripheral setback from 35-ft to 25-ft on the portion of the western boundary adjacent to the Victoria’s Landing subdivision, to the rear of lots 24-41. These lots are adjacent to a large open space in Victoria’s Landing. The peripheral setback reduction is warranted because the road will not have to be shifted further to the east, toward the creek, which will help minimize impacts to the creek, and the reduction will not impact adjacent properties.

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 Northeast County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac.
- B. The property is in the Planned Growth area of the Growth Policy Plan which allows a maximum of 5 du/ac.
- C. The proposed density of 4.91 du/ac is compliant with the recommendations of the Northeast County Sector Plan and the Growth Policy Plan.

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 detached houses are proposed in the northwest corner of the property facing E. Emory Road. These houses are located between two other detached houses that face E. Emory Road.
- C. The attached houses will be minimally visible from E. Emory Road and are adjacent to open space in the development to the west.
- D. The proposed residential subdivision with two-story attached and detached houses is compatible with the surrounding detached houses.

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 surrounding residential development includes large and small lot detached houses that are one and two-stories tall.
- B. The two detached houses will have a similar setback as other houses that front E. Emory Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for an attached residential subdivision will not significantly injure the value of adjacent properties since they are also residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The proposed development will have access to E. Emory Road which is a major arterial street.

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: 10/14/2021

Details of Action:

Summary of Action: Approve the development plan for up to 51 attached and 2 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the west boundary of lots 24-41, subject to 1 condition.

Date of Approval: 10/14/2021

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: