

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 10-H-19-UR **Related File Number:** 10-SC-19-C  
**Application Filed:** 8/26/2019 **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** East side of Hitching Post Dr., south of Ball Camp Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 19201 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 6.4 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:** 0 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:** 28      **No. of Lots Approved:** 28

**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 28 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet 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 is at a higher density than the subdivision to the southeast (4.375 du/ac vs. 2.6 du/ac), however, it is within the allowable density of the zoning (up to 4.5 du/ac).
2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
3. The proposed sidewalk along the Hitching Post Drive frontage will provide a connection to the future Schaad Road for the residents of this subdivision and the Trails End subdivision to the southeast. The sidewalk will need to be extended approximately 150 feet to the southeast to connect to the first road intersection within the Trails End subdivision.
4. Immediately across Hitching Post Drive is Ball Camp Park and AYSO Fields which is adjacent to Nicholas Ball Park and the Ball Camp and Middlebrook Greenway that loops through the park. The AYSO fields are currently fenced off for the use of AYSO only. When Schaad Road is completed, the main entrance to Ball Camp Park and Nicholas Ball Park will be approximately 1,800 feet (.34 miles) from the entrance of the proposed subdivision.

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

1. With the stated conditions, the proposed 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 4.375 du/ac, the proposed subdivision is consistent with the Sector Plan. The PR zoning approved for this site will allow a density up to 4.5 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:** 10/10/2019

**Details of Action:** 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.

**Summary of Action:** APPROVE the development plan for up to 28 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the Concept Plan, subject to 1 condition.

**Date of Approval:** 10/10/2019      **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:**