

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-A-21-UR **Related File Number:** 11-SA-21-C
Application Filed: 9/15/2021 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Intersection of Hardin Valley Road and Hickory Creek Road, west side of Marietta Church Road
Other Parcel Info.:
Tax ID Number: 129 037 AND 037.02 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgforVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12140 Hardin Valley Road & 2001 Marietta Church 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:

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 272 detached residential lots subject to 2 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Implementing the reforestation of graded slopes as shown on sheet C1A and detailed on sheet C3 of the previous approval (8-SC-20-C / 8-E-20-UR). See Exhibit A for an excerpt of the reforestation detail from the previous approval. The timing for installation will be reviewed and approved by the Knox County Department of Engineering and Public Works during the design plan phase.

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:

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 Northwest 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 Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows limited extensions of LDR development of up to 3 du/ac.

C. The proposed subdivision has a density of 2.32 du/ac.

D. A 20' greenway easement will be provided on the south side of Hickory Creek Rd.

E. With the reforestation of the disturbed areas within the Hillside Protection area, the proposal meets the recommendations of the Hillside and Ridgetop Protection Plan when the approved disturbance is more than recommended.

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 proposed subdivision will have lot sizes that are of similar size as lots in nearby subdivisions.

C. The PR (Planned Residential) zoning for this site allows up to 2.8 du/ac and the proposed subdivision has a density of 2.32 du/ac.

D. The applicant is proposing to reforest the hillside protection area that is disturbed and located in a common area.

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 proposed subdivision will have lot sizes that are of similar size as lots in nearby subdivisions.

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

A. The proposed residential use is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of the adjacent property.

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

A. This development will have direct access to Hardin Valley Road which is a minor 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 use.

Action: Approved **Meeting Date:** 11/10/2021

Details of Action:

Summary of Action: Approve the development plan for up to 272 detached residential lots subject to 2 conditions.

Date of Approval: 11/10/2021 **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:**