

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-B-21-UR

Related File Number:

Application Filed: 9/20/2021

Date of Revision:

Applicant: DENNY KOONTZ

PROPERTY INFORMATION

General Location: Southwest side of McCloud Road, due Southeast of Fort Sumter Road

Other Parcel Info.:

Tax ID Number: 19 204

Jurisdiction: County

Size of Tract: 2.15 acres

Accessibility: Access is via McCloud Road, a minor collector street with 17-ft of pavement width within 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)

Surrounding Land Use:

Proposed Use: Detached houses

Density: 2.32 du/ac

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located in an area with small and medium sized lots along a minor collector road with single-family residential neighborhoods nearby. Residential and agricultural uses surround the subject property.

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

Street: 4819 McCloud 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: The property was rezoned from A to PR <3 du/ac in 2021 (7-D-21-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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 5 detached dwellings on individual lots and a reduction of the peripheral setback on the McCloud Road frontage from 35-ft to 20-ft, subject to 4 conditions.

Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
4) Providing a vehicular turnaround on each lot in order to eliminate backing out onto the public street because McCloud Road is a minor collector.

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 proposed subdivision is being reviewed as a Use on Review development plan only and is not a Concept Plan because they are creating less than 6 lots and there are no new public roads. There is one existing house on the property and it will be retained and is located on Lot 1. The applicant is requesting a reduction of the peripheral setback along McCloud Road from 35-ft to 20-ft. Staff is recommending approval of this request because it is unlikely that McCloud Road will be improved with more than two lanes and the right-of-way dedication for this street is 30-ft from the centerline of the road which will require the houses to be setback further than normal. In addition, the houses to the southeast have the same setback from the McCloud Road right-of-way and there is a potential blueline stream that runs through the middle of the site which restricts how far back the houses can be located on the lots.

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 North 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 on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

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 property is zoned PR (Planned Residential) up to 3 du/ac and the proposed subdivision has a density of 2.32 du/ac.

D. There is a potential blueline stream that runs through the middle of the site that may require a 50'

buffer.

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 and setbacks that are similar to the houses to the southeast on the same side of the street.

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 McCloud Road which is a minor collector 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 5 detached dwellings on individual lots and a reduction of the peripheral setback on the McCloud Road frontage from 35-ft to 20-ft, subject to 4 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: