

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 11-C-16-UR                      **Related File Number:**  
**Application Filed:** 9/26/2016              **Date of Revision:**  
**Applicant:** TURNER HOMES, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Black Rd., northeast of Ridgeland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 05801 OTHER: 130 GA 001                      **Jurisdiction:** County  
**Size of Tract:** 2.04 acres  
**Accessibility:** Access is via Black Rd., a minor collector street with 18' of pavement width within 40'-60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 2 dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development (3 lots/dwellings)                      **Density:** 1.47 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** AG (Agricultural)  
**Growth Policy Plan:** Urban Growth Area (Outside Farragut City Limits)  
**Neighborhood Context:** This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning, and is within Urban Growth Boundary of the Town of Farragut. The adjacent subdivision to the east was zoned PR up to 1 du/ac in early 2015 and was subdivided in to 35 lots that range in size from approximately 13,500 sq. ft. to 15,500 square feet. This subdivision, however, includes a common area of approx. 26 acres. The historic development patterns along Black Rd. are lot sizes of 1 acre or more.

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

**Street:** 11925 Black Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & PR (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** PR (Planned Residential) zone pending

**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

Variations Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up 3 detached dwellings on individual lots as shown on the site plan subject to 7 conditions

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Prior to final plat approval, certification by the applicant's engineer that 300' of sight distance is provided in each direction at each proposed driveway location looking onto Black Rd.  
3. Provision of shared driveways as may be required by the Knox County Dept. of Engineering and Public Works.  
4. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works.  
5. Meeting all applicable requirements of the Knox County Zoning Ordinance  
6. Approval of the proposed rezoning of the site to PR (Planned Residential) at a density equal to or greater than 1.47 du/ac.  
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

Comments: This property is on the outside of a sharp bend in Black Rd. This provides reasonable sight distance for a driveway where it is currently located, which is on the western portion of the property. The eastern portion of the property does not have good sight distance back toward this bend in the road to the west and may require shared driveways. The property is also constrained by steep slopes on the western portion of the property, dropping approximately 80 feet vertically from the existing driveway to N. Campbell Station Rd. (average slope of approx. 30%). The property east of the existing driveway is relatively flat in comparison with an approximate average slope of 12%.

The applicant has proposed a site plan with 3 new lots on the 2.04 acres. There is a 4th lot on the east side of the plan (lot 1R) that is part of phase 1 of the Blackforest subdivision. A small portion of this lot is proposed to be added to what is shown as lot 36. Initial staff observations suggest that the provision of adequate sight distance at each driveway location may be problematic. Staff will require the sight distance be certified by the applicant's engineer before approval of a plat that will create these lots. The proposed development density of the site 1.47 du/ac. MPC has recommended that the property be rezoned to PR (Planned Residential) at 1.5 du/ac. The rezoning request will be heard by the Knox County Commission at their December 19, 2016 meeting.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

- 1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed development at a density of 1.47 du/ac is consistent the density standards of the PR zone as recommended by MPC and the other development found in the area

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

1. The proposed development meets the standards for development in a PR (Planned Residential) zone.
2. The proposed development 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 proposed use is compatible with the character of the neighborhood.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The property designated Ag/RR (Agricultural / rural residential) on the Northwest County Sector Plan. The development as proposed is consistent with the Sector Plan.
2. The site is located within the Urban Growth area of the Town of Farragut as shown on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 12/8/2016

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Prior to final plat approval, certification by the applicant's engineer that 300' of sight distance is provided in each direction at each proposed driveway location looking onto Black Rd.
  3. Provision of shared driveways as may be required by the Knox County Dept. of Engineering and Public Works.
  4. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Zoning Ordinance
  6. Approval of the proposed rezoning of the site to PR (Planned Residential) at a density equal to or greater than 1.47 du/ac.
  7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

**Summary of Action:** APPROVE the request for up 3 detached dwellings on individual lots as shown on the site plan subject to 7 conditions

**Date of Approval:** 12/8/2016 **Date of Denial:** **Postponements:** 11/10/2016

**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:**