

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

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File Number: 11-C-17-UR

Related File Number: 11-SA-17-C

Application Filed: 10/2/2017

Date of Revision:

Applicant: STEVE BETHEL

PROPERTY INFORMATION

General Location: West side E. Emory Rd, east of Fortner Ln.

Other Parcel Info.:

Tax ID Number: 37 230, 230.01, 230.02 OTHER: 230.03

Jurisdiction: County

Size of Tract: 17 acres

Accessibility: Access is via E. Emory Road, a major arterial street with 65' of pavement width within 90' of right-of-way. Hoff Lane, a local street with 26' of pavement within 50' of right-of-way, terminates at the eastern property line but does not currently provide vehicular access to the site.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density: 3.6 du/ac

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with rural to low density residential uses. The intersection of E. Emory Road and Dry Gap Pike is .65 miles away and is developing as a neighborhood center, including an elementary school and Boy's and Girls Club, retail/commercial and office uses, and attached houses. The uses that make up this center are primarily on the south side of Emory Road with the only pedestrian crossing being at the Dry Gap Pike intersection.

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

Street: 2129 E Emory Rd

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: MPC recommended approval of PR up to 4 du/ac in Oct. 2017 (9-K-17-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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 64 detached dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full): 1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of 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 will have minimal impact on local services since water and sewer will be provided to this site.
- 2. The proposed detached residential subdivision at a density of 3.6 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
- 3. The proposed low density residential zoning and development is compatible with the scale of development that has occurred in this area, however, the density is more than the immediately adjacent development. There are two adjacent residential developments to the west zoned PR at 4 du/ac and 3 du/ac with access to Morris Road, however, both developments were constructed at approximately 2.5 du/ac. The larger residential development to the east (Emory Estates) is zoned RA with an approximate overall density of 1.2 du/ac. The proposed development will have a 35' peripheral setback which will help buffer the new houses from the adjoining developments.

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

- 1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan designates this property for LDR (Low Density Residential). This proposal is consistent with the LDR land use classification.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map and is consistent with the recommendations of the plan.

Action: Approved **Meeting Date:** 11/9/2017

Details of Action: 1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Summary of Action:

APPROVE the Development Plan for up to 64 detached dwelling units on individual lots, subject to 2 conditions.

Date of Approval:

11/9/2017

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: