

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-F-19-UR **Related File Number:**
Application Filed: 9/30/2019 **Date of Revision:**
Applicant: JAMES E. SAWYER

PROPERTY INFORMATION

General Location: Northwest side of Babelay Rd., southeast side of Link Rd
Other Parcel Info.:
Tax ID Number: 50 187 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: Access is via Babelay Road, a minor collector street with a 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Three (3) detached residential units **Density:** 1.875 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is generally comprised of agricultural, forestry and rural residential development under A (Agricultural) zoning.

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

Street: 0 Babelay 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: Property rezoned to PR (Planned Residential) at up to 2 du/ac by Knox County Commission on May 28, 2019.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Driveway locations for each of the three lots shall be certified for adequate sight distance on the final plat in compliance with Section 3.04.J.5 of the Knoxville-Knox County Subdivision Regulations.
3. The driveway access for each lot shall be provided with a vehicular turnaround on the lot so that vehicles will not have to back out onto Babelay Road.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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:

The applicant is proposing to subdivide this 1.6 acre lot into three lots with a detached residence on each lot at a density of 1.875 du/ac. The property was rezoned to PR (Planned Residential) at up to 2 du/ac by Knox County Commission on May 28, 2019. Driveway access for each lot is proposed out to Babelay Road. Driveway locations for each of the three lots shall be certified for adequate sight distance on the final plat in compliance with Section 3.04.J.5 of the Knoxville-Knox County Subdivision Regulations. A vehicular turnaround will be required on each lot so that vehicles will not have to back out onto Babelay Road.

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.
2. The proposed detached residential subdivision is consistent in use and density with the designated zoning of the property.

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

1. The proposed detached residential subdivision 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 use will not draw additional traffic through residential areas since the lots will have access out to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northeast County Sector Plan which proposes rural residential uses. The PR zoning for this site will allow a density up to 2.0 du/ac. At a proposed density of 1.875 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

Date of Approval: 11/14/2019

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: