

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-A-20-UR **Related File Number:** 12-SA-20-C
Application Filed: 10/23/2020 **Date of Revision:**
Applicant: WC WOODBURY CROSSING LIMITED PARTNERSHIP

PROPERTY INFORMATION

General Location: Southeast terminus of Edwards Place Blvd., southeast of Thompson School Rd.
Other Parcel Info.:
Tax ID Number: 21 00203 **Jurisdiction:** County
Size of Tract: 30.748 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7605 Twin Oak Ln.
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 79 detached residential lots, as shown, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR District, 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 development must work with the utility provider to ensure adequate service can be provided to the site and not adversely impact the Edwards Place subdivision that has experienced problems with their utilities.
- 2) The development will stay out of the Beaver Creek stream buffer and leave the forested hillside area on the southeast side of Beaver Creek undisturbed.
- 3) The development is providing a 60' greenway easement on the southeast side of Beaver Creek for future installation by Knox County and a sidewalk will be constructed from Lawgiver Circle to the existing roadbed crossing of Beaver Creek.
- 4) No improvements to Thompson School Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
- 5) The development will establish the connected road system that the original Concept Plan approval intended and will have sidewalks on one side of all new street segments.

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

- 1) With the stated conditions, the proposal meets the standards for development within a PR (Planned Residential) 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 because the Edwards Place subdivision was intended to be expanded generally as proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.57 du/ac for the subject property and 3.27 du/ac for the overall development (including the Edwards Place subdivision), the proposed development is consistent with the Sector Plan.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 12/10/2020

Details of Action:

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) [ADDED BY BZA] Extend greenway easement to the end of the Road 'A' cul-de-sac as requirements of Knox County Parks and Recreation

Summary of Action:

APPROVE the development plan for up to 79 detached residential lots, as shown, subject to 1

condition.

Date of Approval:

12/10/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 1/7/2021

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action: 1/27/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Extend greenway easement to the end of the Road 'A' cul-de-sac as requirements of Knox County Parks and Recreation

Date of Legislative Appeal:

Effective Date of Ordinance: