

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-A-21-UR **Related File Number:** 12-SA-21-C
Application Filed: 10/26/2021 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northwest side of Buttermilk Road, northwest of Graybeal Road
Other Parcel Info.:
Tax ID Number: 129 07702 **Jurisdiction:** County
Size of Tract: 28.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Buttermilk 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:

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 61 detached dwellings on individual lots, 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 (Planned Residential) district and the criteria for approval of a use on review.

Comments:

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 Northwest County Sector Plan recommends LDR (Low Density Residential) for the site which allows consideration of up to 5 du/ac.

B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 3 du/ac.

C. The entire property is located in the HP (Hillside Protection) area. The recommended maximum land disturbance is 16.4 acres of the 25.9 acre site (63.5% of the HP area). The proposed land disturbance is approximately 16.3 acres.

D. The proposed subdivision at 2.35 du/ac with 16.3 acres of disturbance meets the recommendations of these plans.

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 PR (Planned Residential) zoning for this property allows up to 3 du/ac and the proposed subdivision has a density of 2.35 du/ac.

C. There will be 11.59 acres (45%) of the site dedicated as common area. These will be used as stormwater detention, centralized mail facility, or are unbuildable areas because of sinkholes. The majority of the common area is on the north side of the site where the steepest slopes on the property are located.

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 existing residential development along Buttermilk Road consists primarily of large lots in the A (Agricultural) zone. There is a small portion zoned RA (Low Density Residential) with lots that are less than 1-acre and a portion zoned PR (Planned Residential) up to 2.5 du/ac that has only been partially developed with larger lots but there was a concept plan approved in 2020 for 70 lots at a density of 2.2 du/ac.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed detached residential subdivision is compatible with the surrounding detached residential 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 Buttermilk 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. The Vulcan quarry is located on the south side of Buttermilk Road and a new wastewater treatment plant is located to the southwest. These are two highly regulated uses and they should not pose a hazard or undesirable environment for the residential neighborhood.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve the development plan for up to 61 detached dwellings on individual lots, subject to 1 condition.

Date of Approval: 12/9/2021

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: