

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-A-23-UR **Related File Number:**
Application Filed: 10/12/2023 **Date of Revision:**
Applicant: JUSTIN SATTERFIELD

PROPERTY INFORMATION

General Location: North side of Harrell Ln, northeast of Skylark Rd.
Other Parcel Info.:
Tax ID Number: 28 E J 003,004,005 **Jurisdiction:** County
Size of Tract: 1.03 acres
Accessibility: Access is via Harrell Lane, an unstriped local street with 25 ft of pavement width within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 3 duplex structures on individual lots **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily comprised of single family residential neighborhoods off of side streets and large, undeveloped tracks off of Harrell Lane to the south.

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

Street: 0 HARRELL LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A rezoning request from A to RA was withdrawn by the applicant prior to Planning Commission action (11-E-01-RZ). In 2022, the property was rezoned from A to RA (1-C-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the request for 3 duplexes as identified on the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, providing a driveway depth to accommodate a second parking space as required for each dwelling unit.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Preserving the landscaping buffer along Harrell Lane outside of the SPAE and along the rear property lines. If the trees cannot be preserved, provide a Type C landscaping buffer.
4. Adding a plat note to establish that lot 1R will not have access to Harrell Lane.

With the conditions noted, this plan meets the requirements for approval of 3 duplexes in the RA (Low Density Residential) zone and the other general 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 North County Sector Plan designates this property as LDR (Low Density Residential) land use. The proposed duplexes are consistent with this land use classification, as they are considered a low density type of development.

B. This proposal is consistent with the General Plan's Policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The duplexes are one story and will be similar in design and height to the surrounding neighborhood.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. The RA zone permits duplexes as a use permitted on review.

B. The total lot area is 1.03 acres. Each of the three lots meet the 12,000 sq ft minimum lot size for a duplex in the RA zone.

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 surrounding neighborhood is comprised of detached homes with a mix of masonry and vinyl finishes. The proposed duplexes are of similar height, scale, materials and character.

B. Preserving the existing trees when possible on the north and south of the property will limit future erosion control and preserve the existing vegetation as a buffer for the adjacent single family houses. If the trees cannot be preserved, a Type C buffer is recommended (see condition # 3).

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

A. The proposed duplexes are considered low-density residential uses and are compatible with other low-density residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed development. The duplexes will share a single access point along Harrell Lane, limiting the number of

driveway connections.

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 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.

Action: Approved **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve the request for 3 duplexes as identified on the development plan, subject to 4 conditions.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:** 12/14/2023

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: