

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-C-20-UR **Related File Number:** 12-SB-20-C
Application Filed: 10/26/2020 **Date of Revision:**
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: East side of Everett Rd., West terminus of Hatmaker Ln, southwest of N. Cambell Station Rd.
Other Parcel Info.:
Tax ID Number: 141 082, 08203 OTHER: & 129 16413 **Jurisdiction:** County
Size of Tract: 70 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection), & SP (St
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Everett Rd., 0 Pine Creek Rd., & 0 Hatmaker 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 155 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 20' for Lot 155, 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 zone and the criteria for approval of a concept plan and 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 Southwest County Sector Plan map on KGIS shows that this property is classified as AG (Agricultural), however, staff has determined that this is a mapping error and should be shown as LDR (Low Density Residential) as approved by Knox County Commission in 2016 (3-F-16-SP). The LDR sector plan classification allows consideration of residential uses up to a maximum of 5 du/ac. The proposed subdivision has a density of 2.22 du/ac.

B. The Knoxville-Farragut-Knox County Growth Policy Plan classifies this property as Rural which allows consideration of up to 3 du/ac if the property is zoned PR (Planned Residential), sanitary sewer and public water is available, connecting collector and arterials roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of Knox County Engineering and Public Works, and a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of this proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through to the Planned Growth Area.

C. The subject property and proposed development meet the requirements to allow consideration of 3 du/ac in the Rural area of the Growth Policy Plan.

D. This entire site is within the Hillside Protection area on the sector plan. According to the slope analysis performed for the 2016 rezoning on this site, the maximum recommended disturbance is approximately 40 acres. This proposal will disturb approximately 40 acres according to the grading plan and will leave the steepest slopes undisturbed on the northern portion of the property.

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 site allows up to 3 du/ac. The proposed subdivision has a density of 2.22 du/ac.

C. Along Hatmaker Lane and Fretz Road there are attached and detached residential subdivisions that in various stages of completion or have been approved but not started construction yet. This proposal is compatible with the other approved developments along these roads.

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 proposed single-family detached subdivision has a similar character as other residential

subdivisions in the general area but will have smaller lot sizes than the A (Agricultural) and RA (Low Density Residential) zoned properties to the east.

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

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

B. With the implementation of the road improvements recommended in the Traffic Impact Study, the road system will be able to accommodate the additional traffic from this development.

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

A. This development construct an extension of Hatmaker Lane and will use Hatmaker Lane for access out to N Campbell Station Road by Fretz Road.

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 development is adjacent to the I-40/I-75 corridor which will impact the residents of the neighborhood because of noise and potentially lower air quality due to vehicle emissions. These impacts will be partially negated by existing vegetation in the interstate right-of-way and proposed vegetation in the 25' landscape easement to the rear of the double frontage lots that back up the interstate, and by existing hills between the interstate and the development. These issues are not unique to this site and apply to any property that is adjacent to or near an interstate corridor.

Action: Approved **Meeting Date:** 2/11/2021

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 155 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 20' for Lot 155, subject to 1 condition.

Date of Approval: 2/11/2021 **Date of Denial:** **Postponements:** 12/10/2020 - 1/14/2021

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:**