

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-D-18-UR **Related File Number:**
Application Filed: 10/24/2018 **Date of Revision:**
Applicant: RJR PROPERTIES, G.P.

PROPERTY INFORMATION

General Location: South side of E. Norton Rd., west side of Arthur Harmon Rd.
Other Parcel Info.:
Tax ID Number: 124 M E 038 **Jurisdiction:** County
Size of Tract: 2.91 acres
Accessibility: Access is via Norton Rd., a local street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 20 attached residential dwelling units **Density:** 3.01 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A, RA and RB zoning.

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

Street: 0 E Norton 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: Rezoned from A to PR < 5 du/ac in 2002 (6-H-02-RZ)

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 20 attached dwelling units, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Installing the parking lot landscaping as shown on the development plan within six months of the issuance of an occupancy permit for the dwelling units associated with the parking lot.

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: In 2007, a Concept Plan and Use on Review (9-SE-07-C / 9-L-07-UR) was approved for the subject site and the detached residential subdivision to the south (The Village of John Sevier). The PR zone district encompasses both portions of the property and density can still be transferred from the detached residential subdivision to the subject site. In 2007, the site was approved for 12 attached dwelling units and this request is to increase this to 20 attached dwelling units. The density for the parcel will be 6.87 du/ac, which is greater than the 5 du/ac allowed by the PR zoning. However, the overall density for the full PR zoning district (including the detached residential subdivision) is only 3.01 du/ac.

The layout of the units will be the same as the previous approval with three groupings of units, each with a driveway access to E. Norton Rd. In the 2007 approval, each dwelling unit had a garage for parking. The current proposal is to provide a parking lot between the units and the road. The Knox County Zoning Ordinance requires a 10' landscape buffer between the parking lot and the road, which is proposed on the plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed attached residential development is consistent in use and density (up to 5 du/ac) with the approved zoning.

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

1. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for LDR (Low Density Residential) uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.01 du/ac, the proposed development is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/13/2018

Details of Action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Installing the parking lot landscaping as shown on the development plan within six months of the issuance of an occupancy permit for the dwelling units associated with the parking lot.

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.

Summary of Action: APPROVE the Development Plan for up to 20 attached dwelling units, subject to 3 conditions.

Date of Approval: 12/13/2018

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: