

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-E-21-UR **Related File Number:** 12-SB-21-C
Application Filed: 10/26/2021 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Road and Marietta Church Road intersection
Other Parcel Info.:
Tax ID Number: 129 126.05, 126.03 (PART OF), OTHER: 126.04 (PART **Jurisdiction:** County
Size of Tract: 20.9 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:** LRD (Low Density Residential), RR (Rural Residen
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12054 , 12044 & 11952 Hardin Valley Road & 0 English Ivy 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 46 detached dwellings on individual lots and the reduction of the peripheral setback from 35 ft to 25 ft on the southern boundary line, 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:

Staff is recommending approval of the peripheral setback reduction along the southern boundary of the development because this reduction was previously approved when the property was part of the Vining Mill subdivision. This proposal will have fewer lots that are along the southern boundary.

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 RR (Rural Residential), LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR portion of the property allows up to 5 du/ac and the RR portion allows up to 3 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 recommended maximum land disturbance within the HP area is 7.3 acres.

D. The average density of the subdivision (2.55 du/ac) and the disturbance within the HP area (7.3 acres) are consistent with 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 residential portion of the property is split zoned with PR (Planned Residential) up to 3 du/ac (10.126 acres) and up to 2 du/ac (8.3 acres). The maximum average density is 2.55 du/ac, however, the southern portion of the development that is zoned PR up to 2 du/ac cannot exceed 2 du/ac (16 lots). Two lots are split between the two PR zone districts and staff is considering those to be part of the PR up to 3 du/ac portion of the property. The lot distribution in the subdivision is consistent with the PR zoning.

C. There will be 5.99 acres (32.5%) of the site dedicated as common area. The largest portion of the common area will be for protection of steep slopes and the stream, or stormwater detention. There is a .44 acre common area in the northwest corner of the property, adjacent to the commercial zoning, that has an undefined use, and .19 acre common area at the intersection of Road 'A' and Road 'B' that will have the centralized mail facility and an undefined use.

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 area surrounding the Marietta Church Road and Hardin Valley Road intersection has seen several developments approved recently that are in various stages of development. The proposed

detached residential lots are consistent with the type of development that has recently been approved in the area.

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 Marietta Church 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. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved **Meeting Date:** 12/9/2021

Details of Action:

Summary of Action: Approve the development plan for up to 46 detached dwellings on individual lots and the reduction of the peripheral setback from 35 ft to 25 ft on the southern boundary line, 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:**