

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



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

### PROPERTY INFORMATION

**General Location:** Southeast of English Ivy Lane terminus, south of Hardin Valley Road  
**Other Parcel Info.:**  
**Tax ID Number:** 129 126.01 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 4.54 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 English Ivy Lane (part of)  
**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 the 13 new (177 total) detached dwellings on individual lots and the reduction of the peripheral setback for Lots 108 and 109 from 35 ft to 15 ft, 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 on Lots 108 and 109 because this setback will appear to be a side yard setback when Leatherback Drive extends into the adjacent Catatoga subdivision and there could be lots that continue along that road. This will allow for a more seamless design at the border of the two neighborhoods if this is desired.

### **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) and HP (Hillside Protection) for the site. The LDR portion of the property allows 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 average density of the subdivision is 1.63 du/ac and the overall disturbance within the HP area will be less than previously approved because of the elimination of the road connection to Marietta Church Road and the associated grading required.

#### **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 property is zoned PR up to 2 du/ac and the proposed density is 1.63 du/ac.

C. With the elimination of the road connection to Marietta Church Road and creating new secondary access through the Catatoga subdivision, the land disturbance within the HP area will be reduced and a stream crossing will be eliminated.

#### **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 Vining Mill subdivision and the surrounding 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. The TIL studied the potential for cut-thru traffic if the Vining Mill and Catatoga subdivisions are connected internally and it was determined that there would be no advantage for vehicles to use the subdivision streets rather than use the external road system.

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 the 13 new (177 total) detached dwellings on individual lots and the reduction of the peripheral setback for Lots 108 and 109 from 35 ft to 15 ft, 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:**