

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-F-23-DP **Related File Number:**
Application Filed: 11/3/2023 **Date of Revision:**
Applicant: IGOR CHEBAN

PROPERTY INFORMATION

General Location: West side of Washington Pike, northwest of Shipe Road
Other Parcel Info.:
Tax ID Number: 31 P A 001 **Jurisdiction:** County
Size of Tract: 1.36 acres
Accessibility: Access is via Washington Pike, a minor arterial road with a pavement width of 26 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single-family dwelling **Density:** 1.47 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** RR (Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is comprised of primarily large, single family dwellings along Washington Pike with small lot, single family residential subdivisions on side streets.

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

Street: 7519 Washington Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 1.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A sector plan amendment and rezoning was approved in August 2023. (Case # 8-A-23-RZ, 8-A-23-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural 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 development plan to create an additional lot with a single family dwelling, for a total of 2 detached residential lots, and a reduction of the peripheral setback from 35 ft to 15 ft for the northern boundary of lot, 1 and the southern boundary of lot 2, subject to 2 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of Knox County Engineering and Public Works.

Comments:

The applicant is proposing to create one additional lot for a single family residential home and is requesting a reduction of the peripheral setback for the northern boundary of lot 1 and the southern boundary of lot 2. The applicant proposed a 10 ft peripheral setback on lot 1. However, the Planning Commission can only reduce the peripheral boundary to 15 ft, which is staff's recommendation. The existing structure is an existing nonconformity. If it was replaced in the future, it would need to meet the current setback requirements or request a variance from the Board of Zoning Appeals.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. Growth Plan Policy 9.3: ensure that the context of new development, including scale and compatibility does not impact existing neighborhoods and communities. The proposed addition of a single-family home is consistent with surrounding uses in the area. The site plan shows a building footprint of a scale similar to surrounding houses.

B. The proposed single family dwelling is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use classification, which encourages low density residential uses in the County's Rural Area.

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 residential land development. The property is zoned PR up to 1.5 du/ac. With an additional lot added, the new density of the subdivision would be 1.47 du/ac, which is within the PR zone's maximum allowance of 1.5 du/ac).

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 29,586 sq. ft. lot is consistent with the surrounding properties.

B. The property is in the rural area and built out would result in 1.47 du/ac, which generally allows up to 2 du/ac in the County's Rural Area..

C. The existing trailer near the northern property line is a pre-existing structure and is not part of the proposed subdivision.

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

A. The proposed single family residential home is the same use as the surrounding properties, and as such, is not expected to significantly impact the value of the adjacent property.

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

A. Access will be via Washington Pike, a minor arterial road, so traffic would not be required through side streets to access this development.

B. The increase of one additional home will not substantially impact local traffic.

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.

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 with Conditions

Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the development plan to create an additional lot with a single family dwelling, for a total of 2 detached residential lots, and a reduction of the peripheral setback from 35 ft to 15 ft for the northern boundary of lot, 1 and the southern boundary of lot 2, subject to 2 conditions:

Date of Approval: 12/14/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: