

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-I-18-UR **Related File Number:** 12-SB-18-C
Application Filed: 11/5/2018 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: North side of Gray Rd., east of McCloud Rd.
Other Parcel Info.:
Tax ID Number: 28 246.01, 246.02 **Jurisdiction:** County
Size of Tract: 11.61 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 4701 Gray Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
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: 35

No. of Lots Approved: 35

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 35 detached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, 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 of a Concept Plan in a PR zoning district and a Use on Review.

Comments:

The applicant is requesting a reduction of the peripheral setback from 35' to 25' on the northwest and northeast boundaries, and the southeast (Gray Road) boundary on Lot 1. The southwest boundary and the remainder of the Gray Road frontage will have a 35' peripheral setback.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.
3. At the request of Knox County Engineering and Public Works, the developer will grade the north side of Gray Road, along their frontage, to allow the future widening of pavement the next time the road is resurfaced by Knox County.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 North County Sector Plan identifies this property as LDR, which allows consideration of up to 5 du/ac. The PR zoning for this site allows a density up to 3 du/ac. With the recommended conditions, the subdivision is consistent with the recommended rezoning and Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved**Meeting Date:** 12/13/2018**Details of Action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district and a Use on Review.

Summary of Action: APPROVE the Development Plan for up to 35 detached residential units on individual lots in the PR

zoning district and the reduction of the peripheral setbacks as identified in the comment section below, subject to 1 condition:

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: