

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 2-A-12-UR  
**Application Filed:** 12/14/2011  
**Applicant:** SMITHBUILT

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Childress Rd., south of Turning Point Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 37 18 AND PART OF 17.03 **Jurisdiction:** County  
**Size of Tract:** 0.52 acres  
**Accessibility:** Access is via Childress Rd., a major collector street with 18' of pavement within a 40' right-of-way (70' right-of-way required).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision **Density:** 2.87 du/ac  
**Sector Plan:** North County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The site is located in an area of rural to low density residential development.

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

**Street:** 8515 Childress 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:** Property rezoned to PR at up to 3 du/ac on April 25, 2011 and June 26, 2000.

## 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.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 6 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
2. Placing a note on the final plat that a geotechnical study has been submitted to and has been approved by the Knox County Department of Engineering and Public Works to allow structures to be located within the 50' buffer from the top of the sinkhole/closed contour area identified on the plat. The structures cannot be located within the sinkhole/closed contour area or the 5 foot drainage easement that adjoins the sinkhole/closed contour area. Engineered footings may be required for any structures within the 50' sinkhole buffer.
3. Meeting all requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that the two lots shall share a common driveway as designated on the development plan and shown on the final plat. On-site turnaround areas shall be provided for both lots.
5. The total number of residential lots for Childress Place subdivision shall not exceed 95 lots.
6. Meeting all requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to add this half acre property to Childress Place Subdivision with the addition of two lots to the subdivision. The applicant is proposing to develop 91 lots on 31.74 acres at a density of 2.87 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 3 du/ac on June 26, 2000 with the half acre portion being rezoned with the same designation on April 25, 2011. The density restriction for the subdivision would allow a maximum of 95 lots.

This site includes a portion of a sinkhole/closed contour area along the southern property line. A geotechnical study has been submitted to and has been approved by the Knox County Department of Engineering and Public Works to allow structures to be located within the 50' buffer from the top of the sinkhole/closed contour area. The structures cannot be located within the sinkhole/closed contour area or the 5 foot drainage easement that adjoins the sinkhole/closed contour area.

Due to some limitation on sight distance to the north along Childress Rd. from this property, a condition is being recommended that the two lots be served by a single driveway at the location of the existing driveway for the property. On-site turnaround areas shall be provided for both lots.

### **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 detached residential subdivision at a density of 2.87 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning.

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

1. 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 since it is located on a major collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. At a proposed density of 2.87 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 2/9/2012

- Details of Action:**
1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
  2. Placing a note on the final plat that a geotechnical study has been submitted to and has been approved by the Knox County Department of Engineering and Public Works to allow structures to be located within the 50' buffer from the top of the sinkhole/closed contour area identified on the plat. The structures cannot be located within the sinkhole/closed contour area or the 5 foot drainage easement that adjoins the sinkhole/closed contour area. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  3. Meeting all requirements of the Knox County Department of Engineering and Public Works.
  4. Placing a note on the final plat that the two lots shall share a common driveway as designated on the development plan and shown on the final plat. On-site turnaround areas shall be provided for both lots.
  5. The total number of residential lots for Childress Place subdivision shall not exceed 95 lots.
  6. Meeting all requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 6 conditions:

**Date of Approval:** 2/9/2012 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Board of Zoning Appeals
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>