

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-20-UR Related File Number:
Application Filed: 12/4/2019 Date of Revision:
Applicant: LARRY D. WRIGHT TWGLA, LLC

PROPERTY INFORMATION

General Location: Southwest side of Tipton Station Rd., northeast side of Belle Maison Ln..
Other Parcel Info.:
Tax ID Number: 147 K K 005 Jurisdiction: County
Size of Tract: 1.01 acres
Accessibility: Access is via Belle Maison Lane, a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Two detached residential lots Density: 1.79 du/ac
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR, RA and SC. Development consists of detached dwellings and a small shopping center.

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

Street: 0 Belle Maison 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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for up to 2 detached residential dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Providing a note on the final plat for this subdivision that access shall be restricted to Belle Maison Lane with no access to Tipton Station Road.
4. Meeting the building setbacks as identified on the Final Plat for Barineau Hills, Phase II.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: This applicant is proposing to subdivide a one acre lot in the second phase of Barineau Hills Subdivision into two lots with a detached residence to be located on each lot. When the second phase of the subdivision was recorded, there was an existing residence on the lot. The applicant has removed the older residence from this lot and is now requesting approval for two residences. The development density for the entire subdivision is less than 2 du/ac. The density for the second phase will be 1.79 du/ac with the additional lot.

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

- 1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed lots are similar in size to the existing lots in Barineau Hills Subdivision.

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

- 1. The detached residential lots meet the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development 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 South County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning for this site will allow a density up to 3 du/ac. The proposed development at a density of 1.79 du/ac is consistent with the Sector Plan and the approved zoning.
- 2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: APPROVE the request for up to 2 detached residential dwellings on individual lots subject to 5 conditions.

Date of Approval: 2/13/2020

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: