

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-22-UR **Related File Number:** 2-SA-22-C
Application Filed: 1/3/2022 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Fountain City Rd., northeast side of Sterchi Village Blvd.
Other Parcel Info.:
Tax ID Number: 57 12515 **Jurisdiction:** County
Size of Tract: 18.86 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6585 Fountain City 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:

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 33 detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Lots 1 and 5-7, 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 and Use on Review in a PR zoning district.

Comments:

The peripheral setback reduction from 35-ft to 25-ft was recommended by staff to simplify the required setbacks on the lots that are adjacent to the 25-ft common area strip along Fountain City Road, and because the common area provides a similar or better buffer to the road than the peripheral setback. If the setback is not reduced, the 35-ft peripheral setback would extend 10 ft into Lots 1 and 5-7 and would restrict the placement of common accessory structures like sheds which would normally have to be setback 5-8 ft, depending on the situation. In addition, Lots 5-7 would have a 15-ft rear building setback that would only apply to the house and then the 10 ft peripheral setback applies to accessory structures. The overlapping setbacks is an unnecessary confusion to property owners and for enforcement officials.

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 North City Sector Plan designates this property for low density residential uses with a maximum density 5 du/ac. The proposed development with a density of 1.8 du/ac is consistent with the Sector Plan.

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 proposed subdivision will have detached residential lot sizes comparable to those in existing and recently approved subdivisions in the area.

C. The property is zoned PR up to 5 du/ac, and the proposed subdivision has a density of 1.8 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 subdivision will have detached residential lot sizes and setbacks that are similar to those in the area.

B. The 25-ft common area strip along the Fountain City Road frontage, south of Road 'A', will create separation between the roadway and the house lots.

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

A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A. The development has direct access to Fountain City Road, a minor arterial street.

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 residential use.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action: Approve the development plan for 33 detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Lots 1 and 5-7, subject to 1 condition.

Date of Approval: 2/10/2022

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: