

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-C-20-UR                      Related File Number: 2-SA-20-C  
Application Filed: 12/26/2019              Date of Revision:  
Applicant: NORTSHORE CONSTRUCTION, INC.

## PROPERTY INFORMATION

General Location: North side of E. Emory Rd., northeast of Palmyra Dr.  
Other Parcel Info.:  
Tax ID Number: 29 04402                      Jurisdiction: County  
Size of Tract: 3.6 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use:  
Proposed Use: Attached residential subdivision                      Density:  
Sector Plan: North County                      Sector Plan Designation: North County  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 4807 E. Emory 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:                      Tarren Barrett

Staff Recomm. (Abbr.):                      APPROVE the request for up to 16 detached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, 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 in the PR zone and the other criteria for approval of a concept plan and use-on-review.

Comments:                                      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 4.44 du/ac is consistent in use and density (between 1- 5 du/ac) with the approved zoning. There are several developments in the area that are zoned and developed at similar densities.

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

- 1. The proposed 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 the development has access to a major arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The North County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.44 du/ac, the proposed subdivision is consistent with the Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:    Approved

Meeting Date:                      2/13/2020

Details of Action:

Summary of Action:                      APPROVE the request for up to 16 detached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 1 condition.

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:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**