

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-D-22-UR **Related File Number:** 2-SB-22-C
Application Filed: 1/4/2022 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC JOSH SANDERSON

PROPERTY INFORMATION

General Location: West side of Tazewell Pike, south of Campbell's Point Rd.
Other Parcel Info.:
Tax ID Number: 13 127 & 11501 **Jurisdiction:** County
Size of Tract: 75.82 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residential & AgForVac
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** RR
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8107 Tazewell Pk.
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 up to 143 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for the eastern boundaries of Lots 1 and 113, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Verifying the proposed number of residential dwellings conforms with the PR up to 2 du/ac density for the property per Concept Plan condition #3 (2-SB-22-C).

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

Comments:

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 Northeast County Sector Plan recommends RR (Rural Residential) uses for this site with a maximum density of 1 du/ac, however, the zoning for the property was approved at 3 du/ac in May 2021. The proposed subdivision has a density of 1.99 du/ac.
 - B. In some other sectors, the RR land use allows consideration of up to 3 du/ac if the request is in conformance with the requirements of the Growth Policy Plan.
 - C. The Northeast County Sector Plan recommends maintaining the rural character of Tazewell Pike by adopting a scenic corridor overlay district (see Exhibit B). This has not been implemented.
 - D. The Northeast County Sector Plan general land use recommendations include various zoning and subdivision regulation amendments, and programs, to help protect the rural character of the area (see Exhibit B). These have not been fully implemented, however, the PR (Planned Residential) zoning would allow similar types of development, such as clustering smaller lots to conserve assets such as hillsides and farms. This proposal provides a mix of small lots and large lots. The larger lots represent approximately half of the total acreage and help protect the rural character of the area. The smaller lots will have minimal visibility from Tazewell Pike, with only two lots being directly adjacent to the frontage. Smaller residential lots are common along Tazewell Pike in this area.
- 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 is surrounded by residential properties of various sizes and forested land, except for the agricultural property to the northwest. In this area, smaller residential lots cluster along Tazewell Pike.
 - C. The property was rezoned to PR up to 2 du/ac and the proposed subdivision has a density of 1.98 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 single-family detached houses will have a similar character as other residential uses in this area. However, there are not many residential subdivisions on Tazewell Pike north of the Gibbs

schools.

B. The two houses with frontage along Tazewell Pike at Road 'A' will be setback a minimum of 69 ft from the centerline of Tazewell Pike because the required right-of-way dedication is 44 ft and the requested peripheral setback along this frontage is 25 ft. The adjacent houses to the north and south have an established setback of 55 ft and 28 ft from the centerline.

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

A. The proposed 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 will have direct access to Tazewell Pike, 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 up to 143 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for the eastern boundaries of Lots 1 and 113, subject to 2 conditions.

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: