CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 3-A-18-UR Related File Number:

Application Filed: 1/12/2018 Date of Revision:

Applicant: GREEN RIVER



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North end of Festival Ln., southeast side of Bob Gray Rd.

Other Parcel Info.:

Tax ID Number: 118 100 AND 10003 Jurisdiction: County

Size of Tract: 14.66 acres

Accessibility: Access is via Dutchtown Rd., a minor arterial street with 38' of pavement width (three lane section)

within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use:

Proposed Use: Increase total dwelling units from 101 to 102 for Dutchtown Woods Density: 3.89 du//ac

Subdivision.

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area that is primarily low density residential neighborhoods that have

developed under RA and PR zoning.

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

Street: 10022 Bob Gray 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: The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to

5 du/ac on October 26, 2015 with the approval of an additional 1.59 acres on May 22, 2017.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 revised Development Plan for up to 102 detached dwelling units on individual lots for

Dutchtown Woods Subdivision, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone and the other

criteria for approval of a use on review.

Comments: The applicant is proposing to add one additional lot to Dutchtown Woods Subdivision for a total of 102

lots. The concept plan for the subdivision was approved on November 12, 2015 for a total of 101 detached residential lots on 24.62 acres at a density of 4.1 du/ac. The property is located on the north side of Dutchtown Rd. and the southeast side of Bob Gray Rd. Access to the subdivision is from

Dutchtown Rd.

The final plat for the first unit of the subdivision was recorded in 2017 for a total of 50 lots.

The applicant has added 1.59 acres to the north side of the subdivision just south of the existing mobile home park. This property which was added primarily for stormwater purposes has allowed for some minor changes to the lot layout allowing one additional lot. The additional property reduces the overall density of the project down to 3.89 du/ac.

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

- 1. The detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The low density residential development is compatible with the scale and intensity of development that has occurred in this area.

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

- 1. With the recommended condition, the subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. 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 minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for this site. The subdivision at a density of 3.89 du/ac is consistent with the sector plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 3/8/2018

Details of Action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone and the other

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criteria for approval of a use on review.

Summary of Action: APPROVE the revised Development Plan for up to 102 detached dwelling units on individual lots for

Dutchtown Woods Subdivision, subject to 1 condition.

Date of Approval: 3/8/2018 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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