

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-B-20-UR **Related File Number:**
Application Filed: 1/7/2020 **Date of Revision:**
Applicant: MUHAMMED USMAN QURAISHI

PROPERTY INFORMATION

General Location: North end of Harbour Shore Dr., north of Cross Meadow Rd.
Other Parcel Info.:
Tax ID Number: 153 C A 034 **Jurisdiction:** County
Size of Tract: 1.56 acres
Accessibility: Access is via Harbour Shore Dr., a local street 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Two new lots for detached houses **Density:** 1.92 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prot
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The Wood Harbour subdivision is developed with detached houses in the PR zone.

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

Street: 901 Harbour Shore Dr.
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 residential development was zoned PR in 1980 (8-F-80-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 3 No. of Lots Approved: 3

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 request for up to 3 detached residential dwellings on individual lots, subject to 4 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. The driveway grade on Lots 34R and 34R1 shall not exceed 15 percent.
4. 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 1.56 acre lot in Unit 4 of the Wood Harbour Subdivision into three lots with one detached residence located on each. The existing residence on the proposed lot 34R2 will remain. The PR (Planned Residential) zoning allows consideration of up to 3 dwelling units per acre (du/ac) for the entire development. The density on the subject property will be 1.92 du/ac and the density for the overall subdivision, including the 2 additional lots, will be approximately 2.37 du/ac. The resquest is consistent with the maximum density of 3 du/ac for PR zoning and consistent with the LDR (Low Density Residential) sector plan designation which allows consideration of up to 5 du/ac.

The subject property is split by a TVA powerline easement that is located between the existing house and the proposed lots. The powerline easement also extends along the south boundary of Lot 34R. The two new lots are on a graded slope with grass that was created when the subdivision was developed. There will be no loss of trees on the hillside area.

Staff is recommending a condition that the driveway for the two new lots not exceed 15 percent grade. Lot 34R has an average slope of approximately 26 percent which could require a steep driveway to extend straight up the slope because of its shape. The applicant provided examples of the type of houses he would like to construct on the new lots. The house for Lot 34R has a basement garage which will allow the house to be built into the hillside and greatly reduce the grade of the driveway. Lot 34R1 has slopes between 15 and 25 percent, however, the driveway can more easily be installed across the grade of the property and installing it with grades less than 15 percent should not be a concern.

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 size of the proposed lots are similar to the existing lots in Wood Harbour Subdivision. The average lot size of the four lots to the west (to the rear) of the two new lots is approximately 13,600 sqft and the smallest of the lots being created is 16,058 sqft (Lot 34R).
3. The proposed setbacks meet or exceed the existing setbacks within the 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 Southwest 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 1.92 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:** 3/12/2020

Details of Action:

Summary of Action: APPROVE the request for up to 3 detached residential dwellings on individual lots, subject to 4 conditions.

Date of Approval: 3/12/2020 **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:**