

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-B-23-DP Related File Number:
Application Filed: 1/18/2023 Date of Revision:
Applicant: ZEB BEASON/MBI COMPANIES, INC.

PROPERTY INFORMATION

General Location: E of Bob Kirby Rd, north of Bob Gray Rd
Other Parcel Info.:
Tax ID Number: 104 206 Jurisdiction: County
Size of Tract: 8.4 acres
Accessibility: Access is via Bob Kirby Road, a minor collector street with 20 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: .35 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and low density residential uses under A, RA and PR zoning.

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

Street: 1324 BOB KIRBY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to PR up to 2.5 du/ac, with the condition of no clearing or grading before the Planning Commission approves a development plan.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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 a residential subdivision with up to 3 detached dwellings on individual lots, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Providing sight distance certification for lot 3, with review and approval by Knox County Engineering and Public Works before the final plat is certified to record. The approved driveway location must be provided on the plat. If the required sight distance cannot be obtained, lot 2 and 3 must share access.
- 2) Providing the 35 ft peripheral setback along the Bob Kirby Road frontage.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance
- 4) Meeting all requirements of the Knox County Engineering and Public Works during permit review.

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

Comments:

This proposal is for a residential subdivision with 3 lots on this 8.48 acre property.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 2.5 du/ac:

A. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 2.5 du/ac. The proposed density is 0.35 du/ac.

C. There is a condition on the PR zone district that, "no clearing or grading of the site shall be permitted until a development plan is approved by MPC (the Planning Commission) as a use on review." These types of reviews are now processed as a development plan. The property was not cleared or graded before making this request.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed detached residential structures will have a similar scale as the other residential development in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 0.35 du/ac.

B. The property is entirely within the HP (Hillside Protection) area. The slope analysis recommends no more than 4.56 acres of land disturbance, which is 50 percent of the property. The applicant states that lots 1 and 3, which are currently undeveloped, will disturb no more than 3 acres combined. The existing house and driveway are located on lot 2.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 3 detached dwellings on individual lots, subject to 4 conditions.

Date of Approval: 3/9/2023 **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:**