

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 3-C-22-UR                      **Related File Number:** 3-SB-22-C  
**Application Filed:** 1/21/2022              **Date of Revision:**  
**Applicant:** ROBERT G. CAMPBELL & ASSOCIATES

## **PROPERTY INFORMATION**

**General Location:** South of E. Emory Road, near the intersection of Tazewell Pike and Findhorn Boulevard  
**Other Parcel Info.:**  
**Tax ID Number:** 21 066 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 22.5 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** AgForVac (Agriculture/Forestry/Vacant Land)  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** MU-SD, NECO-1 (Mixed Use Special District, Harbi  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 E. Emory Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) (Pending)  
**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 70 detached residential houses on individual lots and the peripheral setback reduction the from 35 ft to 25 ft for all double frontage lots adjacent to the 25-ft common area strip along the E. Emory Road frontage, 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 of a Concept Plan and Use on Review in a PR zoning district.

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 designates this property as part of the Harbison Crossroads Mixed Use Special District (NECO-1) (see Exhibit A). The mixed use special district recommends medium density residential (MDR) and office uses for properties located along Emory Road as a transition between the commercial corridor and the established residential neighborhoods. The maximum density allowed in MDR areas is 12 du/ac. The proposed development has a density of 3.11 du/ac and is consistent with the Sector Plan.

B. The Harbison Crossroads mixed use special district recommends constructing sidewalks and/or greenways to make connections to the existing residential development and the nearby schools. The installation of sidewalk along the E. Emory Road frontage will help realize this plan recommendation. If a portion of the sidewalk can be shifted to the west to make a pedestrian connection the Tazewell Pike intersection, only a short sidewalk extension to the north along Tazewell Pike will be needed to have a continuous sidewalk from the subject property to the schools.

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 will have detached residential lot sizes comparable to those in existing and recently approved subdivisions in the area.

C. The property is zoned PR up to 4 du/ac, and the proposed subdivision has a density of 3.11 du/ac.

D. The buildable portion of the house lots are located outside of the Beaver Creek stream buffers.

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 subdivision will have detached residential lot sizes and setbacks that are similar to others in the area.

B. The 25-ft common area strip along the E. Emory Road frontage will create separation between the roadway and the house lots.

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

A. The 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 has direct access to E. Emory Road, a major 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:** 3/10/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for 70 detached residential houses on individual lots and the peripheral setback reduction the from 35 ft to 25 ft for all double frontage lots adjacent to the 25-ft common area strip along the E. Emory Road frontage, subject to 1 condition.

**Date of Approval:** 3/10/2022

**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:**