

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-E-18-UR

Related File Number: 3-SC-18-C

Application Filed: 1/30/2018

Date of Revision:

Applicant: JOHN KING

PROPERTY INFORMATION

General Location: Southeast side Rather Rd, east of George Light Rd.

Other Parcel Info.:

Tax ID Number: 89 218

Jurisdiction: County

Size of Tract: 7.78 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density:

Sector Plan: Northwest County **Sector Plan Designation:** MU-SD NWCO-7

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10620 Rather 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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 24 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', 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 in the PR zone and the other criteria for approval of a Use on Review.

Comments:

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts, including the Agricultural zone. Because there are drainage easements around the peripheral of the development and topographic constraints, the proposed 25' peripheral setback will only be applicable to lots 1, 19, 21, and 24.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 3.1 du/ac is compatible with the scale and intensity of recent development that has occurred in this area. The subdivision across Rather Rd. is zoned PR < 5 du/ac but is developed at 3.6 du/ac. However, the remaining residential development in the area have lots that are 1 acre or larger.
3. The developer is required to widen approximately .3 miles of Rather Rd. to a minimum pavement width of 20 feet from the intersection of George Light Rd. to the northeastern corner of the property. This will include realignment of Rather Rd. to smooth out the sharp 90 degree turn along the north property boundary.
4. Vehicular access to Pellissippi Parkway at George Light Rd. is currently unrestricted and is the most logical path for residents of the subdivision. TDOT has made it known that in the future they will be restricting access to Pellissippi Parkway from side streets such as George Light Rd. This could take the form of completely removing access if alternative access is provided, such as a new frontage roads, or restricting turn movements to right only. If access is restricted, additional vehicle traffic will go east on Rather Road which is has about 1.1 miles of roadway that is approximately 12 feet wide and has an at-grade railroad crossing at its eastern end.

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

1. With the recommended conditions, the proposed residential development 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 is in 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.
3. The proposed residential development at a density of 3.1 du/ac is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3.5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development density of 3.1 du/ac is consistent with the sector plan.
2. The entire property is located within the hillside protection area. The steepest slopes are on the south side of the property leading down to Beaver Creek and the central portion of the property is primarily 15 percent slope or less.

3. 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.

Summary of Action: APPROVE the Development Plan for up to 24 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', 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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**