

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-F-21-UR **Related File Number:** 3-SC-21-C
Application Filed: 1/27/2021 **Date of Revision:**
Applicant: GB REALTY TEAM, LLC

PROPERTY INFORMATION

General Location: South side of Westland Dr., east side of Ridge Climber Rd.
Other Parcel Info.:
Tax ID Number: 144 028 & 029 **Jurisdiction:** County
Size of Tract: 2.21 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential) & Vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9812 & 9850 Westland 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:

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 request for up to 4 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 20 feet along the Westland Drive and Ridge Climber Road frontages, 15 feet along the eastern boundary of lot 4, and 30 feet along the southern boundary of lot 4, 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 (Planned Residential) zone and the criteria for approval of a concept plan and use-on-review.

Comments:

The applicant is requesting a reduction of the peripheral setback along the two road frontages and along the side and rear boundary lines of lot 4. The 20-ft setback along Westland Drive will appear to be larger because the right-of-way for Westland Drive is 44 ft from the centerline of the road which should allow for the road to be improved or expanded without impacting houses on these lots. The 20-ft peripheral setback along Ridge Climber Road is a similar setback as the houses in the Westland Oaks subdivision. The setback reductions on lot 4 are to allow existing structures to remain compliant with the setbacks so they don't become non-conforming. If new structures were to be built on lot 4, the setbacks should not impact adjacent properties.

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 Southwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 5 du/ac (12-H-18-RZ) and the proposed subdivision has a density of 1.8 du/ac.

B. The proposed lots provide adequate buildable area to construct a house outside of the required stream buffers.

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 PR (Planned Residential) zoning for this site allows up to 5 du/ac and the proposed subdivision has a density of 1.8 du/ac.

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 that are comparable to other house lots that front Westland Drive in this area, which range from approximately 12,000 sqft to several acres in size. The lots in the proposed subdivision range from 18,000 - 40,000 sqft.

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

A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

B. The development will have minimal impact on the stream that runs through the property. The required 25' inner stream buffer which cannot be disturbed will be maintained and the 25' outer buffer will be averaged on lot 1.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Westland Drive which is a minor arterial street and Ridge Climber Road which is a local street. The additional traffic on Ridge Climber Road will not draw additional traffic through the Westland Oaks neighborhood to the south.

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. The stream that runs along the rear of the lots should not impact the development. The County may require that the finished floor elevation of the houses be above the lowest point of Ridge Climber Road just in case the culvert under the road get blocked.

B. There are no other 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: 4/8/2021

Details of Action:

Summary of Action:

APPROVE the request for up to 4 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 20 feet along the Westland Drive and Ridge Climber Road frontages, 15 feet along the eastern boundary of lot 4, and 30 feet along the southern boundary of lot 4, subject to 1 condition.

Date of Approval: 4/8/2021

Date of Denial:

Postponements: 3/11/2021

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: