

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-F-22-UR **Related File Number:** 3-SD-22-C
Application Filed: 1/28/2022 **Date of Revision:**
Applicant: CHARLES R. "RANDY" CORLEW

PROPERTY INFORMATION

General Location: North side of Ball Road, north of Bakertown Road
Other Parcel Info.:
Tax ID Number: 91 77.01 **Jurisdiction:** County
Size of Tract: 19.31 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: Northwest County **Sector Plan Designation:** LDR (Low Density) & HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Ball Rd.
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 development plan for 57 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a privacy fence along the east, west and south boundary, to the rear of lots 1-17 and 42-56, as shown on the Concept Plan.
3. Installing the proposed sidewalk on at least one side of all streets and meeting all applicable ADA design standards.

With the conditions noted, this plan meets the requirements for approval of a 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 Northwest County Sector Plan designates this property low density residential (LDR) which allows a maximum density of 5 du/ac. The proposed development has a density of 2.95 du/ac and is consistent with the Sector Plan.

B. There is 8.82 acres of this 19.31-acre property within the Hillside Protection (HP) area. According to the preliminary grading plan, approximately 1.97 acres of the HP area will be disturbed. The maximum land disturbance recommended within the HP area is 2.6 acres (see the attached slope analysis).

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 recently approved subdivisions in the area.

C. The property is zoned PR up to 3 du/ac, and the proposed subdivision has a density of 2.95 du/ac.

D. The house lots are clustered on the flatter portion of the property, predominantly outside of the Hillside Protection area.

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 similar to others in the area.

B. An 8 ft privacy fence is proposed to the rear of all lots around the external boundary of the subdivision. The fence is proposed because of the requested peripheral setback reduction to 25 ft.

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 Ball Road, a major collector 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 with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve the development plan for 57 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.

Date of Approval: 4/14/2022 **Date of Denial:** **Postponements:** 3/10/2022

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:**