

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-G-20-UR **Related File Number:**
Application Filed: 1/27/2020 **Date of Revision:**
Applicant: BAYLESS E. BILES, III

PROPERTY INFORMATION

General Location: Northeast side of Martingale Dr., southeast of W. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 13605 **Jurisdiction:** County
Size of Tract: 2.31 acres
Accessibility: Access is via Martingale Drive, a local street with a 26 ft pavement width within a 50 ft right-of-way per the Major Road Plan.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single Residence **Density:** 0.43 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** RR (Rural Residential) - Vacant
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property is surrounded by single family houses, Powell Levi Park, and multifamily attached condos.

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

Street: 0 Martingale 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: The property was rezoned from A to PR in 2015 (6-E-15-RZ).

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: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE the request for a single family residence on 2.31 acres, as shown on the development plan, subject to 3 conditions.

Staff Recomm. (Full): 1.Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2.Meeting all applicable requirements of the Knox County Health Department.
3.Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a single-family residence and the other criteria for approval of a use on review.

Comments: The proposed site is for a single detached residence on a 2.31-acre tract. A single detached residence is compatible with the PR (Planned Residential) zoning district through the use on review process.

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

- 1. The proposed use will have no impact on schools.
- 2. No significant traffic will be added to the surrounding roads with the approval of this request.
- 3. There will be no impact on utility requirements in the area.

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

1. The proposed detached house in the PR district is consistent with the general standards for uses permitted on review. The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for Low Density Residential use. The single-family residence use is compatible with the sector plan designations.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 3/12/2020

Details of Action:

Summary of Action: APPROVE the request for a single family residence on 2.31 acres, as shown on the development plan, subject to 3 conditions.

Date of Approval: 3/12/2020 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: