

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-G-21-UR **Related File Number:** 3-SD-21-C
Application Filed: 1/27/2021 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Bluegrass Rd., west of Strawflower Dr.
Other Parcel Info.:
Tax ID Number: 144 10601 **Jurisdiction:** County
Size of Tract: 9.9 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: 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: 9005 Bluegrass 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 up to 37 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the eastern boundary of lots 1-3 and to 20 feet along the southern boundary of lot 1, subject to 1 condition. (The applicant has requested a peripheral setback reduction to 25 feet for lots 9-11 and 34-35, in addition to those recommended for approval).

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:

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 and the proposed subdivision has a density of 3.67 du/ac.

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 that are comparable to others in the area.

C. The PR (Planned Residential) zoning for this site allows up to 4 du/ac and the proposed subdivision has a density of 3.67 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 single-family detached subdivision has a similar character as other residential subdivisions in this area.

B. The applicant requested peripheral setback reductions along the north and south boundaries but these are not recommended because they are not necessary for the lots and development to be feasible in approximately the same configuration and are adjacent to properties that are agricultural or also have a 35-FT rear setback. Staff is recommending approval of the peripheral reduction for lots 1-3 because they are adjacent to a driveway for a property to the north which creates separation to the subdivision to the east.

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 be required to provide a stormwater retention pond because the water from this site flows to a property downstream with a sinkhole where flooding issues have been documented. A retention pond releases stormwater over a longer period than a standard detention pond which will help with flooding downstream.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A. The development will have direct access to Bluegrass Road which is a minor 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 **Meeting Date:** 3/11/2021

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 37 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the eastern boundary of lots 1-3 and to 20 feet along the southern boundary of lot 1, and to 25 feet on lot 11, subject to 1 condition. (Planning Commission added the peripheral setback reduction on lot 11 to those recommended by staff).

Date of Approval: 3/11/2021 **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:**