

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-H-22-UR **Related File Number:**
Application Filed: 1/24/2022 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS / EJ BAKSA

PROPERTY INFORMATION

General Location: Northwest side of Strawberry Plains Pike, across from its intersection with Wayland Road
Other Parcel Info.:
Tax ID Number: 84 49.01 **Jurisdiction:** County
Size of Tract: 7.9 acres
Accessibility: Access is via Strawberry Plains Pike, a major arterial with 24 ft of pavement width within 100 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Attached and detached residential **Density:** 7.5 du/ac
Sector Plan: East County **Sector Plan Designation:** MDR/O (Medium Density Residential/ Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This is a transistional area between the commercial node at the Strawberry Plains Pike / I-40 interchange and the large lot agricultural zoned area surrounding it. Existing attached residential and office zoning is adjacent along Strawberry Plains Pike.

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

Street: 6721 Strawberry Plains Pk.
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 < 12 du/ac in 2020 (8-C-20-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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for up to 58 attached dwelling units and 1 detached dwelling unit, subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the alignment of the driveway access with the Wayland Drive intersection. The details of the Wayland Drive intersection improvements shall be worked out with Knox County Engineering and Public Works during the design plan phase.
4. Revising the landscape plan to match the new site layout with the driveway located at the Wayland Drive intersection (see plan sheet C-101). The landscaping plan shall be consistent with that shown on sheet L-1 and shall be reviewed and approved by Planning staff before building permits are issued for the site.
5. Installing screening along the east boundary line of Lot 1, adjacent to the Wisteria Plantation development, with either a privacy fence or evergreen landscaping consistent with the intent of the Type 'B' landscape screening (see Exhibit A).
6. Installing all landscaping and screening, as shown on the development plan and per conditions #4 and 5, within six months of issuing an occupancy permit for each project phase.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

This proposal is for 58 attached residential dwellings and 1 existing detached residential house (59 dwelling units total) on this 7.85-acre parcel at a density of 7.5 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 12 du/ac in September 2020 (8-C-20-RZ). This is a condo-style development with all dwelling units on a single lot. The access road is a driveway, not a public or private road with dedicated right-of-way.

WAYLAND DRIVE INTERSECTION

Access to the development is at the Wayland Drive intersection. Wayland Drive approaches the Strawberry Plains Pike intersection at an angle. Knox County Engineering and Public Works will partner with the applicant to make minor striping modifications to straighten the Wayland Drive approach at this intersection.

LANDSCAPING PLAN

The landscape plan does not reflect the new site layout shown on plan sheet C-101. Still, the applicant intends to maintain the same general landscaping design throughout the development. Condition #4 requires a revised landscape plan be approved by Planning staff before building permits are issued. The applicant agreed to install screening along the eastern boundary of Lot 1, adjacent to the Wisteria Plantation development. Since this is not shown on the plan, condition #5 requires this installation and provides the option of installing a privacy fence or evergreen landscaping.

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 East County Sector Plan recommends MDR/O (Medium Density Residential/Office) uses for the site which allows consideration of up to 12 du/ac.

C. The proposed density of 7.5 du/ac is in conformance with the sector plan.

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 property is zoned PR up to 12 du/ac and the proposed density is 7.5 du/ac.

C. There is a branch of Swan Pond creek that runs along the northwest (rear) and west property lines. The dwelling units are clustered outside of the 50 ft stream buffer.

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 attached residential dwellings are consistent with the surrounding attached residential development to the east.

B. The 2-story structure height is appropriate for typical residential construction.

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

A. The proposed attached residential development is compatible with the surrounding attached residential uses and will not significantly impact the value of the adjacent property.

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

A. Access to the development is from Strawberry Plains Pike, a major arterial 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 use.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve the development plan for up to 58 attached dwelling units and 1 detached dwelling unit, subject to 7 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:**