

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-K-20-UR Related File Number: 3-SB-20-C
Application Filed: 1/27/2020 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North side of Hatmaker Ln., west of Fretz Rd., north of I-40 / I-75
Other Parcel Info.: There is a portion of the property boundary that needs to be verified if it is in Farragut
Tax ID Number: 130 07304 Jurisdiction: County
Size of Tract: 23 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 12059 Hatmaker Ln.
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: 85 No. of Lots Approved: 85

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 85 detached dwellings on individual lots and a reduction of the peripheral setback to 20 ft for the north development boundary and "future development" lot, and to 25 ft for lot 1 and the eastern development boundary, as shown on the Concept Plan, subject to 2 conditions.

DENY the request to reduce the peripheral setback to 25' on the west boundary of lots 12-17 because there is no apparent need or justification for the reduction.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a Type B landscape along the east property line of the Dog Park, excluding the area in the 10' access strip (see Exhibit A).

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

Comments: Staff is recommending denial of the 25' peripheral setback on lots 12-17 because there is no apparent need for the reduction when the other lots along the west side of Road A do not require the setback reduction. In addition, the adjacent lots to the west are large lot residential properties and a reduced setback for the subject properties is not compatible with the adjacent, established development pattern.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available.
2. With the proposed widening of Fretz Road and addition of the turn lane improvements on N Campbell Station Road, there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 3.70 du/ac, is consistent in use and density with the recommended rezoning for the property.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. The PR zoning allows a density up to 5 du/ac. With a proposed density of 3.70 du/ac, the proposed subdivision is consistent with the Sector Plan and approved rezoning.
2. The site is located within the Town of Farragut Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 3/12/2020

Details of Action:

Summary of Action:

APPROVE the request for up to 85 detached dwellings on individual lots and a reduction of the peripheral setback to 20 ft for the north development boundary and "future development" lot, and to 25 ft for lot 1 and the eastern development boundary, as shown on the Concept Plan, subject to 2 conditions.

DENY the request to reduce the peripheral setback to 25' on the west boundary of lots 12-17 because there is no apparent need or justification for the reduction.

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: