

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 4-A-18-UR                      **Related File Number:** 4-SB-18-C  
**Application Filed:** 2/26/2018              **Date of Revision:**  
**Applicant:** HARDIN VALLEY FARM DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** East side of Sam Lee Rd., west of Solway Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 07205                      **Jurisdiction:** County  
**Size of Tract:** 58.304 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached and Attached Residential Subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MU-SD (NWCO-6), HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 11048 Sam Lee 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 82 attached dwellings on individual lots subject to 1 condition

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 zone and the other criteria for approval of a concept plan and use-on-review.

Comments:

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

- 1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the recent rezoning recommendation.

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

- 1. The proposed attached residential subdivision meets the standards for development within a PR 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 use will not draw additional non-residential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed development is consistent with the Northwest County Sector Plan proposal of mixed uses including low density residential uses at a density of up to 5 du/ac. The recommended PR zoning for this site will allow an overall density up to 3.0 du/ac. While the site specific density for this attached residential portion of Hayden Hill Subdivision is 4.13 du/ac, the overall density for the Subdivision will be 2.58 du/ac which is consistent with the Sector Plan and recommended zoning density change.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Denied

Meeting Date: 4/12/2018

Details of Action:

Summary of Action:

Denied

Date of Approval:

Date of Denial: 4/12/2018

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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**