

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-C-22-UR **Related File Number:** 4-SA-22-C
Application Filed: 2/25/2022 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northern terminus of Long Farm Way, north of Yarnell Road
Other Parcel Info.:
Tax ID Number: 130 A A 00212 **Jurisdiction:** County
Size of Tract: 17.79 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** RR (Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Long Farm Way
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 35 detached dwelling units on individual lots for Phase 3 of the Catatoga Subdivision and reduction of the peripheral setback for Lots 146 and 147 from 35 ft to 15 ft, 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 district and the criteria for approval of a use on review.

Comments:

Staff recommends approval of the peripheral setback reduction on Lots 146 and 147 because this setback will appear to be a side yard setback when Road 'D' extends into the adjacent Vining Mill subdivision. The same peripheral setback reduction was approved for the adjacent lots in Vining Mill. This will allow for a more seamless design where these two neighborhoods connect.

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 Northwest County Sector Plan recommends RR (Rural Residential) and HP (Hillside Protection) for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
 - B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
 - C. The proposed density of 1.97 du/ac for Phase 3 is in conformance with the sector and growth policy plans.
 - D. The entire 17.1-acre property is within the Hillside Protection (HP) area. The maximum recommended land disturbance is 12.7 acres, 74.4 percent of the HP area. The proposed disturbance is 13.6 acres. The majority of the undisturbed area is on the south side of the parcel, where there are two large sinkholes.
- 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 2 du/ac and the proposed density is 1.97 du/ac.
 - C. The proposed lot layout clusters the house lots away from the sinkholes.
- 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 detached residential lots are consistent with Phase 1 & 2 of the Catatoga subdivision and the Vining Mill subdivision to the west and north.
 - B. The large common area on the south side of the parcel provides a buffer to the rural residential uses to the south.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed detached residential subdivision is compatible with the surrounding detached 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. The previously reviewed and approved TIL for the Vining Mill subdivision studied the potential for cut-thru traffic if the Vining Mill and Catatoga subdivisions are connected internally. The TIL determined that there would be no advantage for vehicles to use the subdivision streets rather than the external road system.

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 35 detached dwelling units on individual lots for Phase 3 of the Catatoga Subdivision and reduction of the peripheral setback for Lots 146 and 147 from 35 ft to 15 ft, subject to 1 condition.

Date of Approval: 4/14/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**