

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-D-20-UR                      **Related File Number:** 4-SB-20-C  
**Application Filed:** 2/24/2020              **Date of Revision:**  
**Applicant:** SAFE HARBOR DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** West side of Sam Lee Rd., northeast of Dearing Way  
**Other Parcel Info.:**  
**Tax ID Number:** 103 PART OF 072                      **Jurisdiction:** County  
**Size of Tract:** 55.05 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:** RR (Rural Residential) - Hillside Protection Area  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11181 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 154 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94, 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 Use on Review.

Comments:

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

- 1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
- 2. The proposed low density residential development at a density of 1.55 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

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

- 1. With the recommended conditions, the proposed 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 traffic through residential areas since the development will have access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed development is consistent with the Northwest County Sector Plan which proposes rural residential uses, The approved PR zoning for this site will allow an overall density up to 3.0 du/ac. The proposed residential development at a density of 1.55 du/ac is consistent with the Sector Plan and the approved zoning density.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 154 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94, subject to 1 condition.

Date of Approval:

4/9/2020

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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**