

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-G-20-UR **Related File Number:** 4-SC-20-C
Application Filed: 2/24/2020 **Date of Revision:**
Applicant: CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location: South side of Lobetti Rd., north of Ball Camp Pk.
Other Parcel Info.:
Tax ID Number: 91 20402 **Jurisdiction:** County
Size of Tract: 37.51 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:** MU-SD (Mixed Use Special District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Lobetti 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 186 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', 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 4.96 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 development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 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 collector and a future arterial street.
- 3. The proposed residential development at a density of 4.96 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan identifies this area as a mixed use special district with one of the proposed uses being low density residential development. The proposed development at a density of 4.96 du/ac is consistent with the sector plan.
- 2. This site is within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 186 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', 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: