

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-H-20-UR **Related File Number:**
Application Filed: 2/24/2020 **Date of Revision:**
Applicant: EVERETT LAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Yarnell Rd., southeast end of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 141 05003 (PART OF) **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility: Access is via Yarnell Rd., a major collector per the Major Road Plan with an approximate pavement width of 20 ft and right-of-way of 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Adding an additional lot **Density:** less than 1 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located in an area of agricultural and single family residential uses developed in the A and PR zones along Hickory Creek.

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

Street: 12650 Yarnell 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: The Knox County Commission approved PR zoning up to 5 du/ac on January 27, 2014 (12-E-13-RZ).

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:

Tarren Barrett

Staff Recomm. (Abbr.):

APPROVE the request for up to 1 detached residential dwelling on an individual lot subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Knox County Department of Engineering and Public Works.
3. The driveway for this lot must have a turn-around area and be located out of the 100-yr floodplain or is raised to stay out of the 100-yr floodplain so that it complies with Knox County Department of Engineering and Public Works requirements.
4. Proper sight distance for the driveway should be adhered to that complies with Knox County Department of Engineering and Public Works requirements, therefore, the driveway should be placed where the sight distance is maximized to the fullest extent possible since Yarnell Road is a Major Collector.
5. Minimum floor elevation for the single family house must be 859.5 ft per Knox County Department of Engineering and Public Works.

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:

The applicant is proposing to subdivide approximately 234,788 sq ft (5.39 acres) into one detached residential lot from the northern common area tract of Everett Woods Subdivision, approximately 19 acres. The area is on the north side of the large common area that is partially within the flood zone and 100-yr flood way area of Hickory Creek. This creek runs through the common area of the Everett Woods Subdivision and the proposed property is located off of Yarnell Rd. The lot will have access from Yarnell Road, across from Graybeal Road.

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

1. The proposed use will have no significant impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since this is just one residential lot.
3. There will be no impact on utility requirements in the area.

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

1. The proposed residential lot 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 site has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for Low-Density Residential use. The residential use is compatible with the sector plan designations.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE the request for up to 1 detached residential dwelling on an individual lot subject to 5 conditions.

Date of Approval: 5/14/2020

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: