

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SE-19-C

Related File Number:

Application Filed: 2/25/2019

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: South side of East Norton Road, West side of Arthur Harmon Road

Other Parcel Info.:

Tax ID Number: 124 M E 038

Jurisdiction: County

Size of Tract: 2.91 acres

Accessibility: Access is via Norton Rd., a local street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: This area has been developed with single family residential uses under A, RA and RB zoning.

Proposed Use: Attached residential

Density: 6.87 du/ac

Sector Plan: South County

Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 E. Norton Road

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: Villas at John Sevier
No. of Lots Proposed: 20 **No. of Lots Approved:** 20
Variances Requested: 1) Reduce the minimum street frontage from 25' to 18.33' for Lots 2-7, 10-13, and 16-19.
2) Reduce the minimum street frontage from 25' to 19.17' for Lots 1, 8, 9, 14, 15, and 20.
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 variances 1 & 2 because the attached housing unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 5 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation.
3. Any lot that is determined to be non-buildable because of the stream buffers must be removed when the Final Plat is submitted for Planning Commission approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

Comments: This proposal is associated with a Use on Review the Planning Commission approved in December 2018 (12-D-18-UR). At that time, the request was to have each dwelling unit on the same lot as a condominium development. The proposed attached residential units will be developed in three clusters six or eight units as two story townhouse units. Each unit will be approximately 1250 square feet and parking will be provided via a shared parking lot. There will be two parking spaces on each lot for the associated dwelling. The proposed units are narrow with a width of 18'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

There are two separate creeks noted on the plan that are around each side and behind of the middle cluster of units. The stream that is to the west and behind of the middle cluster of units had been determined to not be a stream in the past but that determination is no longer valid. The property owner will need to have it reevaluated if they want to have the stream buffer eliminated to allow these units to be pushed further back on the property. The stream shown on the east side of the middle cluster of units is a stream and the inner buffer cannot be disturbed and the outer buffer width can be averaged if TDEC approves the plan.

Action: Approved **Meeting Date:** 4/11/2019

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the attached housing unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 5 conditions.

Date of Approval: 4/11/2019 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: