

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-C-22-UR                      Related File Number: 5-SA-22-C  
Application Filed: 3/25/2022              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: South side of Copeland Drive at the corner of Façade Lane  
Other Parcel Info.:  
Tax ID Number: 46 188                      Jurisdiction: County  
Size of Tract: 11 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: North County              Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 E. Copeland Dr.  
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 33 attached dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Verifying the proposed number of residential dwellings conforms with the PR up to 3 du/ac density for the property per Concept Plan condition #3 (5-SA-22-C).

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:

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 North County Sector Plan recommends LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR land use allows consideration of up to 5 du/ac.
  - B. The property is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 5 du/ac.
  - C. The proposed density is 3 du/ac which is consistent with the sector plan and growth policy plan.
  - D. There are .87 acres of the 11-acre property within the Hillside Protection (HP) area, and .24 acres within the HP area proposed to be disturbed. The attached Hillside Protection area map shows that the slopes in the HP area are almost entirely less than 15 percent. According to the preliminary grading plan (sheet C-2), the 35-ft peripheral setback will largely be undisturbed.
- 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.
  - B. The property is zoned PR up to 3 du/ac, and the proposed density is 3 du/ac.
  - C. The proposed attached residential lot layout is clustered 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 attached residential lots are setback approximately 65-70ft from E. Copeland Drive, which is more consistent with the area's rural character than if the structures were located at the required 35ft peripheral setback.
  - B. The proposed two-story structures are generally consistent in height with 1- and 2-story residential structures in the area.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
  - A. The proposed attached residential dwellings are compatible with the surrounding residential uses and will not significantly impact the value of the adjacent property.
  - B. According to the preliminary grading plan, the 35ft peripheral setback along the western lot line will remain largely undisturbed. However, this is not a non-disturbance area, and vegetation can be removed either during the development phase or by individual homeowners.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
  - A. The subdivision will access E. Copeland Drive, a major collector street.

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

**Meeting Date:** 5/12/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 33 attached dwelling units on individual lots, subject to 2 conditions.

**Date of Approval:** 5/12/2022

**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:**