

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 5-D-22-UR **Related File Number:** 5-SB-22-C  
**Application Filed:** 4/5/2022 **Date of Revision:**  
**Applicant:** PALMETTO HOMES, LLC

### PROPERTY INFORMATION

**General Location:** Northeast side of Henderson Road, northwest of intersection of W. Emory Road, north of Karns Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 77 082, 08302 & 08301 OTHER: (PART OF) **Jurisdiction:** County  
**Size of Tract:** 14.05 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** AgForVac (Agriculture/Forestry/Vacant Land)  
**Surrounding Land Use:**  
**Proposed Use:** Single-family residential **Density:**  
**Sector Plan:** Northwest 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:** 3604 Henderson Road, 8935 & 8925 W. Emory 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 30 detached dwellings on individual lots, 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 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 Northwest County Sector Plan classifies this property as LDR (Low Density Residential) and HP (Hillside Protection). 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.

C. The site has 8.89 acres within the HP area. The slope analysis recommends a disturbance maximum of 4.7 acres of the HP area. The proposed disturbance within the HP area is 4.7 acres.

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. In March of 2021, Knox County Commission approved rezoning the western portion of the subject property to PR (Planned Residential) up to 2.5 du/ac. In May of 2021, the County Commission approved rezoning the eastern portion of the property to PR up to 3 du/ac.

C. 6.8 acres of the subject property is zoned PR up to 2.5 du/ac, and 8 acres is zoned PR up to 3 du/ac. The average zoning density is approximately 2.77 du/ac. The proposed density for the combined parcels is 2 du/ac.

D. The density on the PR up to 2.5 du/ac acre portion of the property cannot exceed 2.5 du/ac. Sixteen lots are in this area with a density of 2.35 du/ac.

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 detached residential lots are consistent with other residential subdivisions in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The subdivision will access Henderson Road, a minor 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 30 detached dwellings on individual lots, subject to 1 condition.

**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:**