

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-E-19-UR                      Related File Number: 5-SC-19-C  
Application Filed: 3/25/2019              Date of Revision:  
Applicant: W.SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

General Location: East side of Wallace Road, South of Nubbin Ridge Road  
Other Parcel Info.:  
Tax ID Number: 133 K F 030                      Jurisdiction: County  
Size of Tract: 4.58 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use:  
Proposed Use: Detached Residential Subdivision                      Density:  
Sector Plan: West City                      Sector Plan Designation: LDR  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context:

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

Street: 1112 Wallace Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (pending)  
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 13 detached dwelling units on individual lots and a reduction of the peripheral setback from 35 ft to 25 ft, subject to 2 conditions.

Staff Recomm. (Full):

- 1. Approval of the rezoning of the property to PR (Planned Residential) by Knox County Commission at a density that will allow the proposed subdivision.
- 2. 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 to serve this site.
- 2. The proposed residential development at a density of 3.06 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 in is 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 has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The West City Sector Plan proposes low density residential development for this site which allows consideration of a density of up to 5 du/ac. The proposed development at a density of 3.06 du/ac is consistent with the sector plan.
- 2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 13 detached dwelling units on individual lots and a reduction of the peripheral setback from 35 ft to 25 ft, subject to 2 conditions.

Date of Approval:

5/9/2019

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:

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:**