

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-E-21-UR **Related File Number:** 5-SC-21-C
Application Filed: 3/29/2021 **Date of Revision:**
Applicant: RUSSELL RACKLEY / HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South side of Old Clinton Pk., west side of Paddock Ln.
Other Parcel Info.:
Tax ID Number: 67 191 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached residential subdivision **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: 7125 Old Clinton Pk.
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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 50 attached dwelling units on individual lots and a reduction of the peripheral setback from 35-FT to 20-FT along the Old Clinton Pike frontage and to 25-FT along the Paddock Lane frontage, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum number of lots must be verified based on the total acreage of the surveyed property. The total area of the site must be a minimum of 10 acres to allow 50 dwelling units as proposed.
- 3) Obtaining approval of PR (Planned Residential) zoning with a density up to 5 du/ac by Knox County Commission.

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 recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The rezoning of the property to PR up to 5 du/ac is pending approval by Knox County Commission and the proposed subdivision has a density of 5 du/ac.
 - B. The actual acreage of the property must be verified before the property is platted to determine if 50 dwelling units is compliant with the maximum 5 du/ac of the pending PR zoning.

- 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. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
 - B. The proposed attached residential development is compatible with the development that front on Old Clinton Pike in the general area. The development immediately surrounding the property has several large lot residential properties to east and west, and a residential subdivision with typical lot sizes for detached houses to the south.
 - C The pending zoning of the property is PR up to 5 du/ac and the proposed subdivision has a density of 5 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 single-family attached dwelling units are 2-stories tall which is a typical residential scale.
 - B. The development proposes additional landscape screening along the southern boundary and a 25' common area buffer along Paddock Lane frontage where existing vegetation will remain. The development does not encroach into the western portion of the property and will have little impact on those properties.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The use of the property for single-family attached residential dwellings should not significantly injure

the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A. The development will have direct access to Old Clinton Pike which is 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 residential use.

Action: Approved **Meeting Date:** 5/13/2021

Details of Action:

Summary of Action: APPROVE the development plan for up to 50 attached dwelling units on individual lots and a reduction of the peripheral setback from 35-FT to 20-FT along the Old Clinton Pike frontage and to 25-FT along the Paddock Lane frontage, subject to 3 conditions.

Date of Approval: 5/13/2021 **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:**