

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-H-22-UR **Related File Number:** 5-SD-22-C
Application Filed: 3/30/2022 **Date of Revision:**
Applicant: MP DEVELOPMENT GROUP, LLC

PROPERTY INFORMATION

General Location: Southeast side of Irwin Drive, east of Grizzly Creek Lane
Other Parcel Info.:
Tax ID Number: 57 057 **Jurisdiction:** County
Size of Tract: 53.97 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **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: 704 Irwin Dr.
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 16 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 North 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 property has 38.44 acres within the HP area. The slope analysis recommends a disturbance maximum of 11.3 acres in the HP area. Only .85 acres of the HP area is near the house lots and only the driveway for Lot 16 goes through the HP area.

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 April 2022, Knox County Commission approved rezoning the property to PR (Planned Residential) up to 1 du/ac.

C. The proposed density is 0.3 du/ac.

D. This proposal clusters lots away from the stream in the middle of the site and the steep slopes in the southern portion of the property.

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 35 ft setback along the Irwin Drive frontage is the same as the required front setback of the RA (Low Density Residential), which most of the residential properties along Irwin Drive are zoned.

B. The houses on the opposite side of Irwin Drive are setback further from the road than 35 ft because the plat for the properties requires a 50 ft front setback, which may have been required setback in 1956 when those properties were created.

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 accesses Irwin Drive, which is a local street with other residential uses along it.

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

Details of Action: Approve the development plan for up to 17 detached dwellings on individual lots, as requested by the applicant, subject to 1 condition, per staff recommendation.

Summary of Action: Approve the development plan for up to 17 detached dwellings on individual lots, as requested by the applicant, subject to 1 condition, per staff recommendation.

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:**