

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-A-19-UR
Application Filed: 4/26/2019
Applicant: JOHN KING

Related File Number: 6-SB-19-C
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Rather Road, East of Rather Road and George Light Road intersection
Other Parcel Info.:
Tax ID Number: 89 218
Size of Tract: 7.78 acres
Jurisdiction: County
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Attached Residential
Sector Plan: Northwest County
Growth Policy Plan: Planned Growth Area
Neighborhood Context:
Density:
Sector Plan Designation: MU-SD / NWCO-7

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

Street: 10620 Rather 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 26 attached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' adjacent to Lots 13-15, 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 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 low density residential development at a density of 3.43 du/ac is compatible with the scale and intensity of recent development that has occurred in this area. The subdivision across Rather Road is zoned PR < 5 du/ac but is developed at 3.6 du/ac. However, the remaining residential development in the area have lots that are 1 acre or larger.
3. The developer is required to widen approximately .3 miles of Rather Road to a minimum pavement width of 20 feet from the intersection of George Light Road to the northeastern corner of the property. This will include realignment of Rather Rd. to smooth out the sharp 90 degree turn along the north property boundary.
4. Vehicular access to Pellissippi Parkway at George Light Road is currently unrestricted and is the most logical path for residents of the subdivision. TDOT has restricted left turn movements from some side streets to Pellissippi Parkway. Currently, vehicles can still turn left from George Light Road onto Pellissippi Parkway but TDOT plans to change this at some time in the future. If access is restricted, additional vehicle traffic may go east on Rather Road which has about 1.1 miles of paved roadway that is approximately 12 feet wide and has an at-grade railroad crossing at its eastern end.

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 is in 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.
3. The proposed residential development at a density of 3.43 du/ac is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3.5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development density of 3.43 du/ac is consistent with the sector plan.
2. The entire property is located within the hillside protection area. The steepest slopes are on the south side of the property leading down to Beaver Creek and the central portion of the property is primarily 15 percent slope or less.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 26 attached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' adjacent to Lots 13-15, subject to 1 condition.

Date of Approval: 6/13/2019

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: