

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-B-20-UR **Related File Number:**
Application Filed: 4/24/2020 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Polkwright Ln., northwest of intersection with Batson Ln.
Other Parcel Info.:
Tax ID Number: 134 G A 02201 & 022 **Jurisdiction:** County
Size of Tract: 1.48 acres
Accessibility: Access is via Polkwright Lane, a local street with 16' of pavement within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant & SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Create 3 lots for detached residential houses **Density:** 2.02 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** RR (Rural Residential) & HP (Hillside Protection Ar
Growth Policy Plan: Rural Area
Neighborhood Context: This area is predominantly single family residential use. Lot sizes vary and range from 0.3 and 3.7 acres.

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

Street: 1629 & 0 Polkwright Ln.
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: The property was rezoned from A to PR < 2 du/ac in May 2020 (4-H-20-RZ).

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 3 houses on individual lots subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting the maximum density of 2 du/ac before obtaining approval to record a plat for 3 lots on the property.

With the conditions noted above, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

Comments:

This proposal is to divide the 2 existing parcels into 3 parcels. The parcel with the existing house will not be modified. The larger lot will be divided into 2 lots. In order to get 3 lots on the property and meet the maximum density of 2 du/ac, the property must be at least 1.5 acres, however, it is just under this at 1.48 acres. The site is surrounded on three sides with unbuilt right-of-way that Knox County has no plan to use so the applicant is working with Knox County Engineering and Public Works to close one of the public right-of-ways which will bring their total land area above 1.5 acres and the property will be able to be divided into 3 lots.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The residential development will have little impact on the public school system.
2. The development will be able to meet the stream buffer requirements by averaging the outer 25' stream buffer.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential development, with the recommended conditions, is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Southwest County Sector Plan, which proposes RR (Rural Residential) for the site.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/11/2020

Details of Action:

Summary of Action:

APPROVE the development plan for up to 3 houses on individual lots subject to 4 conditions.

Date of Approval:

6/11/2020

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: