

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-C-21-UR **Related File Number:** 6-SB-21-C
Application Filed: 4/27/2021 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North side of Pine Grove Road, due West of Union School Road
Other Parcel Info.:
Tax ID Number: 84 035 **Jurisdiction:** County
Size of Tract: 6.9 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: East County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 0 Pine Grove Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) (PR 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 27 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Pine Grove Road frontage of Lot 27, subject to 1 condition.

Staff Recomm. (Full): Applicant requested a 25-ft peripheral setback for the eastern and northern development boundary lines.

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:

The applicant is requesting a reduction of the peripheral setback from 35-ft to 25-ft along the Pine Grove Road frontage of Lot 27, and the eastern and northern development boundary lines. Staff is recommending approval of the Pine Grove Road frontage setback reduction because the houses on the opposite side of Pine Grove Road have a similar front setback. Staff is not recommending approval of the peripheral setback reductions on the other boundary lines because of the rural nature of the surrounding development and there being ample space on the subject site to accommodate the required 35-ft setback.

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 East County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 5 du/ac and the proposed subdivision has a density of 3.9 du/ac.

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 lot sizes are smaller than those in the direct vicinity. A 35-ft peripheral setback along the east and north property boundaries, as recommended by staff, will help development maintain some compatibility with the adjacent properties.

C. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2021 (4-E-21-RZ). The proposed density of 3.9 du/ac is consistent with the zoning.

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 houses will be a mix of one and two stories tall and all houses are proposed with a 2-car garage.

B. The proposed lot widths are 50-ft and the full depth lots range from approximately 114-ft to 160-ft.

C. The residential uses immediately surrounding the subject site are larger single-family and rural

residential lots. The residential subdivisions to the southeast are in the City of Knoxville and are more comparable to the character of the proposed subdivision.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed detached residential subdivision should not significantly injure the value of adjacent properties because of the depth of the lots and the 35-ft peripheral setback, as recommended by staff.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access to the street is via a local street, however, it is a county road that is not exclusive to residential use.

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: 8/12/2021

Details of Action:

Summary of Action: Approve the development plan for up to 27 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Pine Grove Road frontage of Lot 27, subject to 1 condition.

Date of Approval: 8/12/2021

Date of Denial:

Postponements: 6/10/2021

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: