

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 6-I-17-UR

Related File Number: 6-SF-17-C

Application Filed: 5/1/2017

Date of Revision:

Applicant: BALL HOMES

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 006.01

Jurisdiction: County

Size of Tract: 15.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density:

Sector Plan: Northwest County Sector Plan Designation: Rural Residential

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 11521 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac (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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 42 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for lots 7-18 and part of lot 4, 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: Ball Homes, LLC is proposing to subdivide this 15.18 acre tract into 42 detached residential lots at a density of 2.77 du/ac. Access for the subdivision will be from Hardin Valley Rd.

The proposed subdivision includes a sidewalk along one side of Road "A" and the eastern portion of Road "B", and along the Hardin Valley Rd. frontage. A 30' greenway easement is being provided along Conner Creek, crossing lots 18-28. The sidewalk connection will also be provided from the east end of Road "B" to the adjacent property to the east. When the adjacent property is developed in the future it is expected that it will connect to this sidewalk, providing pedestrian access to Steele Rd., the future greenway, and the schools.

The sidewalk along the Hardin Valley Rd. frontage is vital for making a broader pedestrian network. An issue that needs to be overcome is that a creek crosses under Hardin Valley Rd. near the western boundary of the development and the box culvert is not wide enough to install a sidewalk across it. Because of the cost of installing the culvert extension far exceeds the cost of the typical sidewalk installation, Knox County Engineering and Public Works (EPW) has recommended a cost sharing arrangement outlined in Exhibit A, which in general states that the developer's engineer will design and permit the culvert extension, Knox County will construct the box culvert, and the developer will install the sidewalk across the culvert to western property line of the development.

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 2.77 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant is providing a 30' greenway easement along Conner Creek, sidewalk along the Hardin Valley Rd. frontage, and sidewalks internal to the subdivision.

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 since the development has access to a minor arterial street.
3. The proposed residential development at a density of 2.77 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 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 2.77 du/ac is consistent with the sector plan.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/8/2017

Details of Action: 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.

Summary of Action: APPROVE the Development Plan for up to 42 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for lots 7-18 and part of lot 4, subject to 1 condition.

Date of Approval: 6/8/2017 **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:**