

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-B-20-UR **Related File Number:** 7-SB-20-C
Application Filed: 5/26/2020 **Date of Revision:**
Applicant: YSOS HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South of Henry Haynes Rd., northwest side of Tipton Station Rd. at W. Hendron Chapel Rd.
Other Parcel Info.:
Tax ID Number: 137 E A 017-022 OTHER: 137 331 **Jurisdiction:** County
Size of Tract: 24.95 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 , 107, 115, 121, 125, 201, 204, & 205 Sweetwater 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:

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 6 detached and 93 attached dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing access to the proposed amenity behind Lots 6 & 7 as required by Knox County Engineering and Public Works during design plan review.

With the conditions noted, this plan meets the requirements for approval in the PR District, 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) Public utilities are available to serve this site.
- 2) No improvements to Tipton Station Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
- 3) The attached residential houses are different type of housing than the existing detached houses but each dwelling will be located on its own lot, similar to a townhouse development. The scale of the house structures will not be out of character for the neighborhood.

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

- 1) With the stated conditions, the attached and detached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2) The proposed development 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 and Sector 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 significant additional traffic through residential areas because the South Creek subdivision was intended to have house lots in this unbuilt portion of the neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The South County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.97 du/ac for the subject property and 3.4 du/ac for the overall development (including the Edwards Place subdivision), the proposed development is consistent with the Sector Plan.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 7/9/2020

Details of Action:

Summary of Action:

APPROVE the development plan for up to 6 detached and 93 attached dwelling units on individual lots, subject to 2 conditions.

Date of Approval:

7/9/2020

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: