

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-C-20-UR **Related File Number:** 7-SC-20-C
Application Filed: 5/26/2020 **Date of Revision:**
Applicant: PERRY SMITH DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of W. Gov. John Sevier Hwy., east of Government Farm Rd., west of Martin Mill Pk.
Other Parcel Info.:
Tax ID Number: 148 001 & 00101 **Jurisdiction:** County
Size of Tract: 48.67 acres
Accessibility: Access is via W. Governor John Sevier Highway, a major arterial street with 23 feet of pavement width within 120 feet of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of rural residential, large lot agricultural and low density residential uses.

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

Street: 0 W. Governor John Sevier Hwy.
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: 5-L-08-RZ: A to PR up to 5 du/ac

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 174 detached residential lots subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a tree buffer with 50' of depth along the Governor John Sevier Highway frontage this is within common area, as shown on the development plan.
- 3) Installation of fencing to protect the trees identified as within the 50-foot tree buffer/common area along Governor John Sevier Highway. This fencing is to be installed before grading activities begin on the site.
- 4) Providing a note on the final plat stating, "No trees in the 50-foot 'tree buffer' shall be removed unless it is dead or dying, an invasive species, or must be removed for safety reasons, such as sight distance standards or the tree presents a falling hazard."

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) Eastbound right-turn lanes on Governor John Sevier Highway for turn movements into the development will be installed as part of this development.
- 3) The lot sizes within the subdivision are much smaller than the large lot residential development that surrounds the development, however, the density of this development approximately 3.6 du/ac and the zoning would allow consideration of up to 5 du/ac.
- 4) The applicant is proposing 50' tree buffer along the Governor John Sevier Highway frontage which will screen the development from the scenic corridor.

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

- 1) With the stated conditions, the 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 development has direct access to Governor John Sevier Highway.

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 3.6 du/ac, the 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.
- 3) With the addition of the 50-foot tree buffer this development plan is consistent with the adopted Governor John Sevier Scenic Highway Corridor Study (2019).

Action:

Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action: APPROVE the development plan for up to 174 detached residential lots subject to 4 conditions.

Date of Approval: 9/10/2020 **Date of Denial:** **Postponements:** 7/9/2020

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:**