

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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www.knoxmpc.org

File Number: 7-D-15-UR **Related File Number:** 7-SB-15-C
Application Filed: 5/26/2015 **Date of Revision:**
Applicant: CAMPBELL STATION ROAD PARTNERS

PROPERTY INFORMATION

General Location: West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln
Other Parcel Info.:
Tax ID Number: 130 07204 & 07302 **Jurisdiction:** County
Size of Tract: 3.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 12059 Hatmaker 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the reduction of the peripheral setback as identified on the Concept Plan.

APPROVE the Concept Plan for up to 18 detached dwellings on individual lots subject to 2 conditions.

Staff Recomm. (Full): 1. Submitting a revised Amenities Area Plan that: a) reduces the paved parking area from 22 spaces down to no more than 12 spaces; b) shifts the parking area away from the adjoining lots with the addition of landscape screening between the parking lot and adjoining property; c) increasing the size of the clubhouse more in line with the promotional materials that were provided to the home buyers; d) the meeting room within the clubhouse being not less than 1600 square feet; and e) the clubhouse being a climate controlled building. The revised plan shall be submitted to Planning Commission Staff for approval. The clubhouse and pool shall be completed prior to any building permits being issued for Lots 1-14 in the addition to the subdivision.
2. 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 concept plan and use-on-review.

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

- 1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. With the recent widening of Fretz Rd., there is adequate capacity on the existing streets to handle the projected traffic from this subdivision.
- 3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate and Middle Schools and Hardin Valley Academy.

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

- 1. With the stated conditions, the proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for low density residential use. The PR zoning approved for this site will allow a density up to 5 du/ac. With a proposed density of 4.39 du/ac, the proposed subdivision is consistent with the Sector Plan.
- 2. The site is located in the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 9/10/2015

Details of Action: 1. Submitting a revised Amenities Area Plan that: a) reduces the paved parking area from 22 spaces down to no more than 12 spaces; b) shifts the parking area away from the adjoining lots with the addition of landscape screening between the parking lot and adjoining property; c) increasing the size of the clubhouse more in line with the promotional materials that were provided to the home buyers; d) the meeting room within the clubhouse being not less than 1,100 (Changed by MPC 9-10-15) square feet; and e) the clubhouse being a climate controlled building. The revised plan shall be submitted to

Planning Commission Staff for approval. The clubhouse and pool shall be completed prior to any building permits being issued for Lots 1-14 in the addition to the subdivision.

2. 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 concept plan and use-on-review.

Summary of Action:

APPROVE the reduction of the peripheral setback as identified on the Concept Plan.

APPROVE the Concept Plan for up to 18 detached dwellings on individual lots subject to 2 conditions.

Date of Approval:

9/10/2015

Date of Denial:

Postponements: 7/9/2015

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: