

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-A-18-UR **Related File Number:** 8-SA-18-C
Application Filed: 6/25/2018 **Date of Revision:**
Applicant: POST OAK BEND, LLC

PROPERTY INFORMATION

General Location: Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 155 82.02 AND PART OF 77 **Jurisdiction:** County
Size of Tract: 276.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Farm and vacant land
Surrounding Land Use:
Proposed Use: Detached and attached residential lots and multi-dwelling development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Rural Residential and Hillside Protection
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2616 Tooles Bend Rd
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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 198 detached and 184 attached residential units on individual lots, 240 multi-dwelling condominium units, development amenity areas, and a sewer treatment facility, subject to 3 condition.

Staff Recomm. (Full):

1. The site development plan for the proposed 240 multi-dwelling condominium units (stacked flats) is subject to Planning Commission staff review and approval prior to issuance of any building permits for this phase of the development. The applicant shall document that the stacked flats comply with the height restrictions of Tennessee Code Annotated, Section 54-17-0114(Q) since the site is located within the Scenic Highway corridor.
2. Installation of the amenity areas as identified on the concept plan and Post Oak Bend Master Plan. Site development plans for the amenity areas are subject to Planning Commission staff review and approval prior to issuance of any grading or building permits for each amenity area.
3. 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:

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

1. The proposed residential development is subject to approval and installation of a sewer treatment facility and potential water line upgrades in order to provide adequate utility services for the development.
2. The proposed residential subdivision at a density of 2.39 du/ac, is consistent in use and density with the approved zoning for the property.
3. With the recommended street improvements as identified in the Traffic Impact Study and the recommended conditions for approval, traffic flow in the area will continue to function at acceptable levels.

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

1. With the recommended conditions, the proposed subdivision 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 in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property since the majority of the property adjoins I-140 and the Tennessee River. The use will not draw additional traffic through residential areas since the development has access to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes rural residential uses for this site. The Pellissippi Parkway Extension Corridor Study" that was added as an amendment to the Southwest County Sector Plan recommends that the Tooles Bend area develop as low density residential when urban services such as sewer, water, and improvements to Tooles Bend Road are provided. The proposed concept plan includes recommendations that will provide water and sewer service and improve Tooles Bend Road. At a proposed density of 2.39 du/ac (low density is up to 5 du/ac) the subdivision is in conformance 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: 9/13/2018

Details of Action:

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Summary of Action:

APPROVE the Development Plan for up to 198 detached and 184 attached residential units on individual lots, 240 multi-dwelling condominium units, development amenity areas, and a sewer treatment facility, subject to 3 condition.

Date of Approval:

9/13/2018

Date of Denial:

Postponements:

8/9/2018

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:

11/28/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

BZA upheld Planning Commission approval

Date of Legislative Appeal: 9/15/2020

Effective Date of Ordinance: