

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 8-B-20-UR                      **Related File Number:** 8-SA-20-C  
**Application Filed:** 7/6/2020              **Date of Revision:**  
**Applicant:** PAUL HIBBEN G.

## **PROPERTY INFORMATION**

**General Location:** West side of Tazewell Pk., north & south sides of Twin Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 21 001 & 013 049                      **Jurisdiction:** County  
**Size of Tract:** 33.04 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 7615 & 7718 Twin Oak 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 107 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 20' for lots 1-9 and 25' for the remainder of the development, as shown, 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:

The applicant is proposing a 25' peripheral setback around the entire development with the exception of a 20' peripheral setback for the lots along Twin Oak Lane (lots 1-9). The reduced peripheral setback will allow for additional space to locate the houses and potentially provide space for small accessory structures. The previous Use on Review in 2017 included a peripheral setback reduction to 25' around the entire development but did not include the 20' peripheral on Twin Oak Lane. Access for the lots 1-9 will be from Road 'E' only, not Twin Oak Lane.

**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 all utilities are nearby to serve this site.
2. The proposed detached residential subdivision at a density of 3.24 du/ac, is consistent in use and density with the approved zoning of the property.
3. Twin Oak Lane will be widened to accommodate the additional traffic from the subdivision, and a left turn lane at Twin Oak Lane and a deceleration lane for the elementary school will be installed on Tazewll Pike.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Middle and High Schools.
4. A pedestrian connection will be installed from this development to the elementary school and a common area for pedestrian access will be provided from the Road 'C' cul-de-sac for a future sidewalk connection to the Edwards Place subdivision. When complete, this sidewalk system will allow pedestrians to walk from the Edwards Place subdivision to the schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the 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. The use will not draw additional traffic through residential areas since the development will have access to an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.24 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 8/13/2020

**Details of Action:**

**Summary of Action:** APPROVE the Development Plan for up to 107 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 20' for lots 1-9 and 25' for the remainder of the development, as shown, subject to 1 condition.

**Date of Approval:** 8/13/2020

**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:**