

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-D-20-UR **Related File Number:** 8-SB-20-C
Application Filed: 7/6/2020 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North of Bluegrass Rd between Pine Springs Rd & Sweet Amber Rd.
Other Parcel Info.:
Tax ID Number: 144 11202 (PART OF) OTHER: 144 111, 11101, 114, 11 **Jurisdiction:** County
Size of Tract: 22.2 acres
Accessibility: Bluegrass Road is a minor collector with a pavement width of 20.1 feet within a right-of-way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential) & Vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Desnsity Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists primarily of single family residential neighborhoods developed as a mix of RA and PR zone districts. However, there are some remaining tracts of large-lot agriculturally zoned lands interspersed throughout the area.

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

Street: 0 , 9125, 9127, 9137, 9141, and 9145 Bluegrass Rd., 0 Coile Ln., & 1540 Pine Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) with up to 3.45 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PR (Planned Residential) in April 2010 (case 2-E-20-RZ)

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 56 detached residential lots, 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 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) The intersection of the new road access to Bluegrass Road can obtain the necessary sight distance as require by the subdivision regulations.
- 3) The proposed lot sizes in the proposed subdivision are smaller than those in nearby subdivisions that were developed in the RA and PR zones, however, they are not drastically different and the dwelling types will be the same (detached residential). The applicant is also not requesting to reduce the 35' peripheral setback.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Southwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.52 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.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

APPROVE the development plan for up to 56 detached residential lots, subject to 1 condition.

Date of Approval:

8/13/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 9/8/2020

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: 10/23/2020

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:

Date of Legislative Appeal:

Effective Date of Ordinance: