

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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File Number: 8-E-16-UR

Related File Number: 8-SB-16-C

Application Filed: 7/5/2016

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: Northeast side of Canton Hollow Rd., south of Deep Woods Ln.

Other Parcel Info.:

Tax ID Number: 143 00906

Jurisdiction: County

Size of Tract: 15.743 acres

Accessibility: Access is via Canton Hollow Rd., a major collector street with 20' of pavement within a 50' right-of-way. Canton Hollow Rd. is planned to be improved in the next few years.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision

Density: 2.6 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR and HP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of an older Agriculturally zoned, rural residential area that has experienced low density subdivision development within RA and PR zones.

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

Street: 516 Canton Hollow 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: The property was rezoned from A to PR up to 4 du/ac in 2007.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for up to 40 detached dwellings on individual lots, and the reduction of the peripheral setback from 35' to 25'.

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 of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

Comments:

Canton Hollow Road is scheduled for improvements within the next couple of years, which will include either a sidewalk or walking trail. Staff is recommending that a sidewalk be installed on one side of Trulock Street for the full length for connectivity to the Canton Hollow Rd. sidewalk/walking trail. In addition, the design of the new Trulock St. intersection with Canton Hollow Rd. must be coordinated with the planned improvements with Canton Hollow Rd. to ensure there are not complications with making these improvements.

The small lots labeled 55 and 65 are intended to be combined with adjacent properties and are not to be independent lots. Lot 55 will be transferred to the adjacent Lot 3 which will allow this property owner to continue to use the existing driveway. Lot 65 is to be transferred to the adjacent Lot 7 which will allow access from this lot to Vivian Lee Lane.

A stream determination must be completed for the blue line that runs along the rear lot lines of lots 15-24 and terminates in the existing pond that is primarily located on lot 19. If this blue line is determined to be a stream, buffers will be required and lots may need to be adjusted to allow appropriate buildable area.

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

1. Public water and sewer utilities are available to this property.
2. All lots that have access to the existing joint permanent easement will have access either directly to Canton Hollow Rd. or to the new internal street system of the subdivision.
3. Canton Hollow Rd. is scheduled for improvements in the next couple years, however, a design plan is not complete. A sidewalk or walking trail is planned to be part of the improvements. The proposed Mill Creek Manor subdivision is required to design the connection to Canton Hollow Rd. to accommodate these future improvements.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The inclusion of a sidewalk, as recommended by staff, will provide access to the future public sidewalk/walking trail amenity for the residents of the subdivision.
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. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 development with a density of approximately 2.6 du/ac is consistent with the Sector Plan and approved 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:** 8/11/2016

Details of Action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

Summary of Action: APPROVE the request for up to 40 detached dwellings on individual lots, and the reduction of the peripheral setback from 35' to 25'.

Date of Approval: 8/11/2016 **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:**