

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-E-20-UR **Related File Number:** 8-SC-20-C
Application Filed: 7/7/2020 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Intersection of Hardin Valley Rd. & Hickory Creek Rd., west side of Marietta Church Rd.
Other Parcel Info.:
Tax ID Number: 129 037 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet. Access is also via Hickory Creek Road, a minor arterial with a pavement width of 20 feet within a rightof-way width of 60 feet. Access is also along Marietta Church Road, a minor collector, with a pavement width of 19.9 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 2.26 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: The surrounding area consists primarily of a mix of recently developed single family residential subdivisions and large lot, agriculturally zoned properties. The area remains mostly rural, but is rapidly converting from agricultural, greenfield space into residential neighborhoods.

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

Street: 12140 Hardin Valley 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: This property was rezoned from A (Agricultural) to PR (Planned Residential) in November 2019 (case 10-H-19-RZ/10-E-19-SP)

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 265 detached residential lots subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Implementing the reforestation of graded slopes as shown on sheet C1 and detailed on sheet C3. The timing for installation will be reviewed and approved by the Knox County Department of Engineering and Public Works during design plan phase.

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 developer is required to participate in the intersection improvements at Hardin Valley and Hickory Creek Road, which includes the installation of a traffic circle that is to be designed and installed by Knox County.
- 3) The applicant is proposing to reforest the hillside protection area that is disturbed and located in the common area.
- 4) A 20' greenway easement will be provided on the south side of Hickory Creek Rd.

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 Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.26 du/ac, the development is consistent with the Sector Plan.
- 2) The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3) With the reforestation of the disturbed areas within the Hillside Protection area, the proposal meets the recommendations of the Hillside and Ridgetop Protection Plan when the approved disturbance is more than recommended.

Action: Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action: APPROVE the development plan for up to 265 detached residential lots subject to 2 conditions.

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: