

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-G-19-UR **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: DAVID HARBIN / BATSON HIMES NORVELL & POE

PROPERTY INFORMATION

General Location: West side of Bell Stanley Road, southwest of Clinton Highway
Other Parcel Info.:
Tax ID Number: 66 D A 017 **Jurisdiction:** County
Size of Tract: 18716 square feet
Accessibility: Access is via Bell Stanley Road, a local street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: vacant
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:** 2.436 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area has developed primarily as low density detached residential use under A (Agricultural) and PR (Planned Residential) zoning.. A large mobile home park is located to the northwest in an area zoned RB (General Residential).

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

Street: 7729 Bell Stanley 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: Property was rezoned to PR (Planned Residential) at a density of 1-3 du/ac by Knox County Commission on May 13, 2004.

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 2 detached dwellings on individual lots subject to 3 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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:

The applicant is proposing to subdivide this 18,716 square foot lot in Unit 2 of Waylands View Subdivision into two lots (9,382 square feet and 9334 square feet) to allow a detached residence on each lot. Waylands View Subdivision was originally approved for 20 lots and was platted in two phases (2005 and 2006). The subdivision was further subdivided in 2006 created two additional lots for a total of 22 lots. A plat recorded in 2018 consolidated three of the lots into a single lot. This proposed subdivision will bring the total lots to 21 with an overall density of 2.436 du/ac.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the designated zoning of the property.

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.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan which proposes low density residential uses. The PR zoning for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.436 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved with Conditions

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 3 conditions.

Date of Approval: 8/8/2019

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: