# **CASE SUMMARY**

### APPLICATION TYPE: USE ON REVIEW



File Number: 8-H-20-UR Related File Number: 8-SE-20-C

Application Filed: 6/29/2020 Date of Revision:

Applicant: KIRKLAND FINANCIAL

#### PROPERTY INFORMATION

**General Location:** North side of Hardin Valley Rd., east of Blackberry Ridge Blvd.

Other Parcel Info.:

Tax ID Number: 103 10804 (PART OF) OTHER: , AND 103NF001 AND 08 Jurisdiction: County

Size of Tract: 4.49 acres

Accessibility: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 45' of

pavement width within 85-100' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family residential Density: 3.56 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential) & MDR (Medium D

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** The area is primarily a mix of single family residential and large agriculturally zoned lots. The

agriculturally zoned properties have been steadily developing into single family detached residential neighborhoods following rezonings to PR since the mid-1980s. The adjacent properties to the north and east have been cleared for residential development, but have not yet been constructed.

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

Street: 11103 Hardin Valley Rd., 0 & 2402 Blackberry Ridge Blvd.

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) and PR (Planned Residential) with up to 3 du/ac to PR

with up to 4 du/ac in 2016 (# 12-D-16-RZ).

#### PLAN INFORMATION (where applicable)

9/21/2020 04:14 PM Page 1 of 3

**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 request for 1 additional detached residential lot in the Hardin Valley West subdivision

(55 lots total) and 1 additional detached residential lot in the Laurel Ridge subdivision (243 lots total),

as shown on the development plan and 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. The proposed modifications to the previously approved Hardin Valley West and Laurel Ridge subdivisions will have little impact on the greater Harvin Valley community but will impact the residents of the subdivisions by reducing connectivity and pedestrian accommodations in the Hardin Valley West subdivision.

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

- 1. With the recommended conditions, the proposal is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following 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

developments have access to a minor arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes medium density residential and low density residential uses for these sites. The proposed density of the two subdivisions will be 2.68 du/ac and 2.83 du/ac which is consistent with the sector plan.
- 2. This 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 request for 1 additional detached residential lot in the Hardin Valley West subdivision

(55 lots total) and 1 additional detached residential lot in the Laurel Ridge subdivision (243 lots total),

as shown on the development plan and subject to 1 condition.

Date of Approval: 8/13/2020 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

9/21/2020 04:14 PM Page 2 of 3

# 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

9/21/2020 04:14 PM Page 3 of 3