

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-J-20-UR **Related File Number:** 8-SF-20-C
Application Filed: 7/7/2020 **Date of Revision:**
Applicant: S&E PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr., west of Dunbarton Oaks, across from Branton Blvd, southwest of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 N D 001 **Jurisdiction:** County
Size of Tract: 17.94 acres
Accessibility: S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) and AG (Agricultural)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of single family homes of various lot sizes. Higher density residential neighborhoods are located off of Northshore on side streets, including one that contains townhouse units. There is a memory care assisted living facility across the street.

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

Street: 8512 S. Northshore Dr.
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: Rezoned from A (Agricultural) to PR (Planned Residential) in July 2020 (6-C-20-RZ); A request to rezone this property was withdrawn (# 9-F-18-RZ) before being heard at the Planning Commission meeting

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:

Michelle Portier

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 44 detached dwelling units on individual lots

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 zone 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 detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.45 du/ac, is consistent in use and density with the approved rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning.
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 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 development has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.45 du/ac 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: 9/10/2020

Details of Action:

Summary of Action:

The Planning Commission approved the request per staff's recommendation, including all conditions.

Date of Approval:

9/10/2020

Date of Denial:

Postponements: 8/13/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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: