

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-B-20-UR **Related File Number:** 9-SA-20-C
Application Filed: 7/24/2020 **Date of Revision:**
Applicant: WILLIAM WILSON CONSTRUCTION

PROPERTY INFORMATION

General Location: Northwest side of Dry Gap Pk., southwest side of Nature Ln.
Other Parcel Info.:
Tax ID Number: 57 M A 014, 017, 01702 **Jurisdiction:** County
Size of Tract: 8.48 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, Single family residential
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 401 Dry Gap Pk., 5903 & 5923 Nature Ln.
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:

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 38 attached and 1 attached dwellings on individual lots and a 25' peripheral setback along the Dry Gap Pike frontage north of Road 'A' and the Nature Lane frontage and west lot line on Lot 39, subject to 1 conditions.

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:

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along the Dry Gap Pike frontage north of Road 'A' and along Nature Lane. The staff recommendation is to approve a 25' peripheral setback along the west property line of Lot 39 as well so the existing house is compliant with the setbacks.

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

- 1. The proposed attached and 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 residential subdivision proposed at a density of 4.56 du/ac, is consistent in use and density with the approved rezoning for the property. The adjacent house lots along Nature Lane are larger detached residential lots but there are small multi-family structures on individual lots on the east side of Dry Gap Pike.

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, 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 development has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes low density residential uses for this site. The proposed development at a density of 4.56 du/ac is consistent with the sector plan.
- 2. This site is located within the Urban 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:

APPROVE the Development Plan for up to 38 attached and 1 attached dwellings on individual lots and a 25' peripheral setback along the Dry Gap Pike frontage north of Road 'A' and the Nature Lane frontage and west lot line on Lot 39, subject to 1 conditions.

Date of Approval:

9/10/2020

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: