

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-B-21-UR **Related File Number:** 9-SA-21-C
Application Filed: 7/29/2021 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: North side of Black Road, northeast of intersection with N. Campbell Station Road
Other Parcel Info.:
Tax ID Number: 130 044 **Jurisdiction:** County
Size of Tract: 6.29 acres
Accessibility: Black Road is a minor collector road with a 22-ft pavement width, within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 1 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) & HP (Hillside Protection) & SP (
Growth Policy Plan: Rural Area
Neighborhood Context: The property abuts Black Road and is located in a low density neighborhood consisting of single family dwellings.

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

Street: 11751 Black Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was recently rezoned from A (Agricultural) to PR (Planned residential) see case number 7-I-21-RZ

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 6 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' 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 of a concept plan and a use-on-review within the PR (Planned Residential) zoning district.

Comments:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends AG (Agriculture) uses for this site with a maximum of 3 du/ac when in compliance with the Growth Policy Plan. The property was rezoned to PR up to 1 du/ac and the proposed subdivision has a density of .97 du/ac.

B. The property is within the Hillside Protection area and is relatively flat near Black Road and gets progressively more steep toward the rear (north side) of the lot. The slope analysis recommends a maximum disturbance of 3.3 acres for this site. The applicant did not provide the estimated land disturbance for this development but the disturbance will be limited because the houses will be built close to Black Road, which is the flattest portion of the property.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have lot sizes that are smaller than those immediately adjacent but are of similar size and width as new lots located on Black Road.

C. The PR (Planned Residential) zoning for this site allows up to 1 du/ac and the proposed subdivision has a density of .97 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential development on Black Road.

B. The proposed front setback of 25 feet is similar to other houses on Black Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. These lots will have direct access to Black Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable

environment for to the proposed residential use.

Action: Approved **Meeting Date:** 9/9/2021

Details of Action:

Summary of Action: Approve the development plan for up to 6 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' subject to 1 condition.

Date of Approval: 9/9/2021

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: