

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-H-18-UR                      Related File Number: 9-SF-18-C  
Application Filed: 8/7/2018                      Date of Revision:  
Applicant: BALL HOMES, LLC

## PROPERTY INFORMATION

General Location: Southwest side of Bryant Ln., north of Hardin Valley Rd.  
Other Parcel Info.:  
Tax ID Number: 103 105 & 106                      Jurisdiction: County  
Size of Tract: 16.1 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land  
Surrounding Land Use:  
Proposed Use: Detached Residential Subdivision                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MU-SD, NWCO-6  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 2521 Bryant Ln  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)  
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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 45 detached dwelling units on individual lots, 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 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 a density of 2.795 du/ac, is consistent in use and density with the approved rezoning for the property.
4. With the recommended improvements identified in the revised Transportation Impact Study, traffic flow in the area should continue to function at acceptable levels.

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 minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as being within a Mixed Use Special District which allows consideration of low density residential uses. The property was recently rezoned to PR (Planned Residential zoning with a density of up to 3.06 du/ac. The proposed subdivision at a density of 2.795 du/ac is consistent with the sector plan and approved zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 10/11/2018

Details of Action:

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.

Summary of Action:

APPROVE the Development Plan for up to 45 detached dwelling units on individual lots, subject to 1 condition.

Date of Approval:

11/8/2018

Date of Denial:

Postponements: 9/13/2018

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:**