

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 9-I-17-UR

Related File Number: 9-SC-17-C

Application Filed: 8/7/2017

Date of Revision:

Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: South side Choto Rd, southeast of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 169 013

Jurisdiction: County

Size of Tract: 27.3 acres

Accessibility: Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential neighborhood

Density: 3.26 du/ac

Sector Plan: Southwest County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Rural Area

Neighborhood Context: This area is primarily developed with agricultural and rural to low density residential uses under A and PR zoning. A commercial node has been established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN.

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

Street: 0 Choto Rd

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: PR <3.27 du/ac was approved by County Commission July 2017 (6-A-17-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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 89 detached dwellings on individual lots, 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 of a Concept Plan and a Use-on-Review.

Comments:

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

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.26 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of development that has occurred in this area.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for RR (Rural Residential), however, the planning commission approved LDR (Low Density Residential) sector plan designation at the June 8, 2017 meeting. This proposal is consistent the LDR land use classification.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which allows consideration of up to 3 du/ac in accordance with Section 1, Policy 3.5 of the Growth Policy Plan. The Growth Policy Plan was adopted in 2000 and has not been amended. In its action to rezone this property to PR up to 3.27 du/ac, County Commission determined that in this case the Growth Policy Plan recommendation is not consistent with the current development pattern. The subject property is adjacent to the Planned Growth Area that would allow consideration of greater residential density and the property is less than 1,000 feet to the neighborhood commercial development at the corner of Choto Rd. and Northshore Dr.

Action:

Approved

Meeting Date: 9/14/2017

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 of a Concept Plan and a Use-on-Review.

Summary of Action:

APPROVE the Development Plan for up to 89 detached dwellings on individual lots, subject to 1 conditions.

Date of Approval: 9/14/2017

Date of Denial:

Postponements:

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: