

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 9-I-18-UR **Related File Number:** 9-SG-18-C  
**Application Filed:** 7/30/2018 **Date of Revision:**  
**Applicant:** SITES TO SEE, INC.

### PROPERTY INFORMATION

**General Location:** Northeast side of Andes Rd., northwest end of Gisele Way.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 P D 00101 **Jurisdiction:** County  
**Size of Tract:** 6.94 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached Residential Subdivision **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2016 Gisele Way  
**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: Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the development plan for 38 attached residential units on individual lots in the PR zoning district subject to the following condition:

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as 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 subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Andes Rd. via the internal road system of the project.

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

1. The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density based on the original 14.78 acre site is 4.88 du/ac.
2. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
3. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 5 du/ac. The proposed development at a density of 4.88 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 9/13/2018

**Details of Action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for 38 attached residential units on individual lots in the PR zoning district subject to the following condition:

**Date of Approval:** 9/13/2018

**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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**