

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-I-19-UR **Related File Number:** 9-SB-19-C
Application Filed: 7/29/2019 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Old Rutledge Pike, north side of Mascot Road
Other Parcel Info.:
Tax ID Number: 41 281 **Jurisdiction:** County
Size of Tract: 10.09 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8610 Old Rutledge Pike
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 46 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the Concept Plan, 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.

Comments:

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

- 1. The proposed subdivision is at a higher density than the adjacent subdivision to the north (4.56 du/ac vs. 2.84 du/ac), however, it is within the allowable density of the zoning.
- 2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
- 3. The proposed sidewalk connection from Road 'A' to Tailwind Lane will provide connectivity for pedestrians between the two subdivisions. Tailwind Lane was constructed as a stub-out because there could be a logical extension of the street system into the subject property, however, there does not appear to be much benefit for a road connection if a pedestrian connection is provided as an alternative.

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

- 1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) 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 use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.56 du/ac, the proposed subdivision is consistent with the Sector Plan. The PR zoning approved for this site will allow a density up to 4.7 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved with Conditions

Meeting Date: 9/12/2019

Details of Action:

Summary of Action:

APPROVE the development plan for up to 46 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the Concept Plan, subject to 1 condition.

Date of Approval:

9/12/2019

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: