

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-J-18-UR                      Related File Number: 9-SC-18-C  
Application Filed: 8/7/2018                      Date of Revision:  
Applicant: CASCADE FALLS, LLC

## PROPERTY INFORMATION

General Location: Northwest side of Ball Camp Pike, southwest of Beacon Light Way.  
Other Parcel Info.:  
Tax ID Number: 91 21001                      Jurisdiction: County  
Size of Tract: 24985 square feet  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence  
Surrounding Land Use:  
Proposed Use: Attached and detached 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: 8043 Ball Camp 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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for 3 attached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, 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 residential development will have minimal impact on local services since all utilities are available to serve this site.
- 2. The proposed residential development at a density of 5.26 du/ac, is consistent in use and density with the approved rezoning of the property.

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

- 1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. 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 7 du/ac. The proposed development at a density of 5.26 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 3 attached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, 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:**