

▶ **FILE #:** 6-C-14-UR

AGENDA ITEM #: 42

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** **HMH DEVELOPMENT, INC.**

OWNER(S): HMH Construction

TAX ID NUMBER: 116 PART OF PARCEL 02926

JURISDICTION: County Commission District 6

STREET ADDRESS: 2220 E Gallaher Ferry Rd

▶ **LOCATION:** **North side of Hardin Valley Rd., east side of E. Gallaher Ferry Rd.**

▶ **APPX. SIZE OF TRACT:** **14.8 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Reduce the peripheral setback from 35' to 25'.**

2.7 du/ac

HISTORY OF ZONING: Property rezoned to PR in 2005.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential)

South: Vacant land / A (Agricultural)

East: Residence and vacant land / A (Agricultural)

West: Residences / PR (Planned Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of rural/agricultural and low density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the peripheral boundary setback from 35' to 25' in the areas shown on the development plan for Hunters Way, Phase I Subdivision, subject to 2 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Compliance with Knox County's stream buffer requirements.

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:

The applicant is requesting that the Planning Commission approve the reduction in the required peripheral boundary setback from 35' to 25' for portions of this subdivision located on the north side of Hardin Valley Rd. and east side of E. Gallaher Ferry Rd. The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to 15' when the property adjoins residential zoning districts such as the PR (Planned Residential) & A (Agricultural) districts.

Staff is recommending approval of the reduction in the areas designated on the attached Development Plan for Hunters Way Phase I, prepared by Batson, Himes, Norvell & Poe and stamped with a revised date of May 28, 2014. The peripheral setback will not be reduced through the curve in Hardin Valley Rd. and the areas that have an overlap with Knox County's stream buffer requirements.

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

1. The setback reduction will have no impact on local services since all utilities are in place to serve this site.
2. Granting this request should have little impact on adjoining property which includes primarily agricultural property and common open space areas.

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

1. The proposed setback reduction is consistent with standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The request 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 minor arterial street.

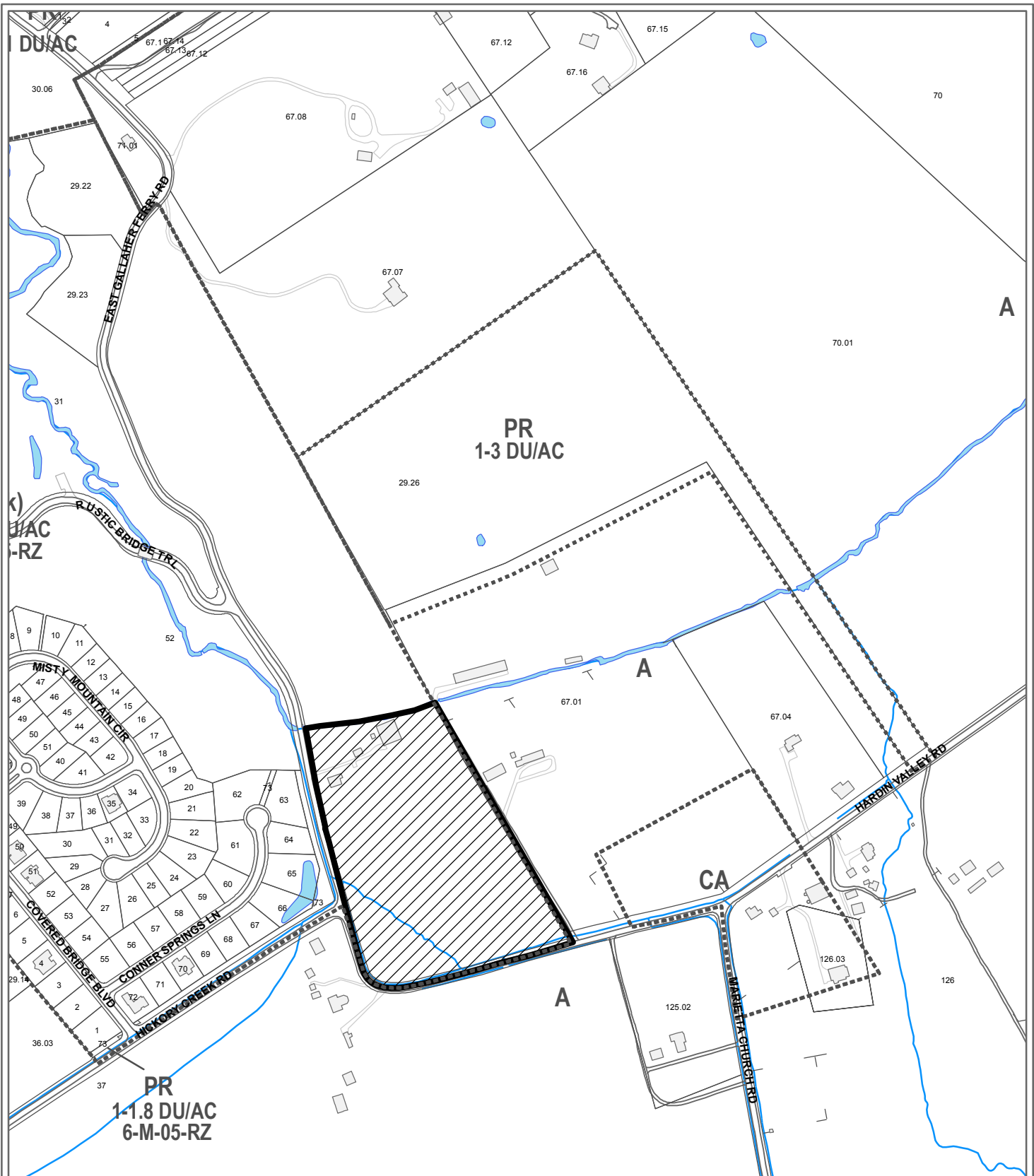
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property as low density residential use and stream protection area. The proposed density for this subdivision is 2.84 du/ac which is consistent with the Sector Plan designation. With the requested setback reduction, the subdivision remains consistent with the Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-C-14-UR
USE ON REVIEW**



Reduce the peripheral setback from 35' to 25'. in PR (Planned Residential)

Petitioner: HMH Development, Inc.

Map No: 116

Jurisdiction: County



Original Print Date: 5/22/2014

Revised: 6/4/2014

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

