

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-A-24-DP **Related File Number:**
Application Filed: 11/22/2023 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Northeast side of Strawberry Plains Pike, north of Wayland Road
Other Parcel Info.:
Tax ID Number: 84 049.01 **Jurisdiction:** County
Size of Tract: 7.53 acres
Accessibility: Access is via Strawberry Plains Pike a major arterial with a 24-ft pavement width within a right-of-way of 67-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:** 11.6 du/ac
Sector Plan: East County **Sector Plan Designation:** MDR/O (Medium Density Residential/Office)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The property is in a transitional area. Just north is an attached residential development and a major commercial and office node along Strawberry Plains Pike and the I-40 interchange. While the surrounding area is more rural with some single family residential uses and agricultural uses.

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

Street: 6721 STRAWBERRY PLAINS 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: In 2020, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

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:

Whitney Warner

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 29-unit townhome development (multi-dwelling development), subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Townhomes (multi-dwelling structures) shall not exceed 35-ft in height.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Any improvements to the public road that is the responsibility of the applicant, as determined during the design plan phase, shall meet the requirements of Knox County Engineering and Public Works. A Memorandum of Understanding with Knox County for these improvements may be required.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments:

This proposal is for Phase 2 Strawberry Meadows townhome development. Phase 2 includes an additional 29 dwelling units on approximately 2.19 acres for a total of 87 dwelling units on this 7.53-acre property. The property is zoned PR (Planned Residential) up to 12 du/ac and the proposed density is 11.6 du/ac. All structures are on one lot making this a multi-dwelling development.

Access to the property is on Strawberry Plains Pike, a major arterial road. The plan shows the driveway entrance to the development lining up with Wayland Rd. As noted in the Strawberry Meadows Phase 2 Traffic Impact Analysis revised December 2023, the applicant will work with Knox County Engineering and Public works to restripe the Wayland Rd centerline to better align with the driveway entrance. This roadway alignment promotes access management as outlined in the East County Community Plan. The East County Community Plan also identifies Strawberry Plains Pike as a development corridor. Development Corridors are roadways appropriate for a more intense development pattern.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) 12 du/ac:

A. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the multi-dwelling structures, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories 28 ft 2 ¾ in tall.

C. This PR zone district is zoned for a maximum of 12 du/ac. The proposed density is 11.6 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. - Phase 2 introduces a new lot layout and architectural elevation. Though, the proposal is consistent with Phase 1 in that each structure will have four, two-story townhouse-style units with individual separate exterior entrances. These dwellings are consistent with the townhome development to the east.

3) EAST COUNTY SECTOR PLAN

A. The property's land use classification is MDR/O (Medium Density Residential/Office), which allows consideration of up to 12 du/ac. The proposed development has a density of 11.6 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: APPROVE the development plan for up to 29-unit townhome development (multi-dwelling development), subject to 5 conditions.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**