CASE SUMMARY APPLICATION TYPE: DEVELOPMENT PLAN



File Number:	1-C-24-DP	Related File Number:	1-SD-24-C
Application Filed:	11/28/2023	Date of Revision:	
Applicant:	W. SCOTT WILLIAMS & ASSOCIATES		

PROPERTY INFORMATION

General Location:	Northwest side of Ball Rd, southwest of Bakertown Rd		
Other Parcel Info.:			
Tax ID Number:	91 077	Jurisdiction:	County
Size of Tract:	15.8283 acres		

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:	Detached residential subdivision		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:			

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

6925 BALL RD

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

59

Sparks Meadow West

No. of Lots Proposed:

Subdivision Name:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Planner In Charge:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

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Staff Recomm. (Abbr.):	Approve the development plan for a detached residential subdivision with up to 59 lots and reduction of the peripheral setback from 35 ft to 15 ft along the eastern boundary, subject to 1 condition.

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

Comments:

criteria for approval of a development plan. DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

With the conditions noted, this plan meets the requirements for approval in the PR district and the

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) up to 3.75 du/ac:

a) The PR zone allows detached dwellings 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) This PR zone district is approved for a maximum of 3.75 du/ac. The proposed density is 3.73 du/ac. c) The peripheral setback is 35 ft, however, the planning commission may reduce it to 15 ft when the adjacent property is zoned agricultural or residential. The applicant requests a 15 ft peripheral setback along the eastern boundary. The subdivision to the east, which is currently under construction, is also being developed by the applicant. The reduced peripheral setback will not impact existing homeowners because those houses are still under construction. The 15 ft peripheral setback is most applicable to the lots on the Shared Permanent Access Easement (lots 41-42, 50, and 51) because it will act like a side setback. The remaining house lots along the east boundary have greater depth.

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat – The proposed disturbance within the HP (Hillside Protection) area is within the recommended disturbance limitations according to the slope analysis. b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The 15 ft peripheral setback is most applicable to the lots on the Shared Permanent Access Easement (lots 41-42, 50, and 51) because it will act like a side setback. The remaining house lots along the east boundary have greater depth.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential) on the sector plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area. The proposed density is 3.73 du/ac.

B) There are 2.1 acres of the northern portion of this site within the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.3 acres, and this proposal disturbs up to 1.1 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. **Details of Action:**

Summary of Action:

Approve the development plan for a detached residential subdivision with up to 59 lots and reduction of the peripheral setback from 35 ft to 15 ft along the eastern boundary, subject to 1 condition.

Date of Approval:1/11/2024Date of Withdrawal:

Date of Denial:

Postponements:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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: