

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-F-23-DP Related File Number: 1-SG-23-C
Application Filed: 11/29/2022 Date of Revision:
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Thompson School Rd, northwest of Karnes Dr
Other Parcel Info.:
Tax ID Number: 12 209 Jurisdiction: County
Size of Tract: 108.26 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision Density:
Sector Plan: Northeast County Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection), S
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 7921 THOMPSON SCHOOL RD
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: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Thompson Meadows
No. of Lots Proposed: 313 **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 an attached and detached residential subdivision with up to 297 dwellings on individual lots, subject to 3 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) The side street setback (Road 'B' frontage) can be 10' for lots 80, 85, 86, & 90, per Section 3.30.02 of the Knox County Zoning Ordinance.
3) The maximum height of the attached dwellings shall be 35 feet.

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

Comments: 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) up to 2.9 du/ac:

a) The PR zone allows detached and attached houses 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 2.9 du/ac. The proposed density is 2.75 du/ac.

c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors (Policy 6.1) – The subject site has both Hillside Protection and Stream Protection areas. Approximately 15 acres on the northern portion of the site will remain undeveloped, and the development remains out of the FEMA 500-year flood plain and 50-ft stream buffer, with only small exceptions.

b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.

c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development included a mix of attached and detached houses. This proposal diversifies the housing mix in the area and should provide different price points.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified RR (Rural Residential), SP (Stream Protection), and HP (Hillside Protection).

b) The RR land use allows consideration of up to 2-3 du/ac, consistent with the recommendations of the Growth Policy Plan. The proposed density is 2.75 du/ac.

c) There are approximately 44.65 acres in the HP (Hillside Protection) area in the northern portion of the site (phase 2). The slope analysis recommends disturbing no more than 27.7 acres in the HP area. Approximately 15.75 acres of HP area will remain undisturbed on the site's northern portion. Assuming all other portions of the HP area are disturbed, that is approximately 28.8 acres of disturbance. However, it is unlikely that all 28.8 acres will be disturbed. This proposal is consistent with the HP recommendations.

d) The SP (Stream Protection) area aligns with the FEMA 500-year floodplain. Only a portion of the stream on the property is studied (has a FEMA flood designation). The lots will almost entirely stay out

of the 500-year flood area, except for a small portion of lots 28 and 138-140.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

b) The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR, sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.

Action: Approved with Conditions **Meeting Date:** 2/9/2023

Details of Action:

Summary of Action: Approve the development plan for an attached and detached residential subdivision with up to 297 dwellings on individual lots, subject to 3 conditions.

Date of Approval: 2/9/2023 **Date of Denial:** **Postponements:** 1/12/2023

Date of Withdrawal: **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:**