

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-A-22-DP Related File Number: 10-SA-22-C
Application Filed: 8/19/2022 Date of Revision:
Applicant: ODED SHAININ

PROPERTY INFORMATION

General Location: The current terminus of Gondola Dr., east of E. Governor John Sevier Hwy, west of Sevierville Pk
Other Parcel Info.:
Tax ID Number: 124 192 Jurisdiction: County
Size of Tract: 32.12 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: South County Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 SEVIERVILLE 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: LDR (Low Density Residential) & HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gondola Drive Subdivision
No. of Lots Proposed: 65 **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 up to 65 residential lots, with a maximum of 30 attached residential lots, subject to 2 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Verifying the proposed number of residential dwellings conforms with the PR up to 2 du/ac density for the property per Concept Plan condition #3 (10-SA-22-C).

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 du/ac:

- a) The PR zone allows detached and attached 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 2 du/ac. The proposed density is 2.02 du/ac. The actual acreage of the property must be confirmed before the subdivision is platted. If the property is 32.12 acres as stated on the concept plan or less, one or more lots must be eliminated to reduce the density to 2.0 du/ac or less.
- c) The proposal clusters the lots to reduce the impact on the steep slopes, retain mature vegetation, and avoid the numerous sinkholes as much as possible.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – Approximately 7 acres in the southwest corner of the site and 3 acres on the north side of the TVA transmission easement will remain undisturbed and presumable will remain forested.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The proposed detached houses are closer to the Denwood subdivision than the attached houses. Staff has recommended a condition that the attached houses have a maximum height of 35 ft because the PR zone only specifies a maximum height of 35 ft for houses and the Planning Commission must determine the maximum height for all other structures.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for attached and detached residential units. Including attached houses provides additional opportunities for various house sizes and price points.

3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential) and HP (Hillside Protection), which allows consideration of up to 5 du/ac. The development will have a density of 2.02 du/ac.
- b) Approximately 25.3 acres of this 32.12-acre property is within the Hillside Protection (HP) area. The HP slope analysis recommends a maximum of 11.8 acres of land disturbance within the HP area, which is approximately 46.6% of the acreage in the HP area. The applicant estimates that 14 acres (55.3%) of the HP area will be disturbed (see Exhibit A). However, approximately 1.5 acres of this disturbance area is within the TVA transmission easement, which TVA clears of all trees. If the 1.5 acres within the TVA easement are considered previously disturbed and not counted as new disturbances in the HP area, the proposed disturbance is 49.4% of the HP area. The proposed disturbance is still approximately 3% more than recommended, but it is more in line with the slope analysis recommendation.

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.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the development plan for up to 65 residential lots, with a maximum of 30 attached residential lots, subject to 2 conditions.

Date of Approval: 10/6/2022

Date of Denial:

Postponements:

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: