

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-B-23-DP Related File Number: 10-SB-23-C
Application Filed: 8/23/2023 Date of Revision:
Applicant: CMH HOMES, INC

PROPERTY INFORMATION

General Location: South side of Tipton Station Rd, east of Poplar Wood Trl
Other Parcel Info.:
Tax ID Number: 148 108.04,108.06 Jurisdiction: County
Size of Tract: 20.21 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2116 TIPTON STATION RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: CHM Homes, Inc on Tipton Station Road
No. of Lots Proposed: 71 **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 a residential subdivision with up to 71 detached houses on individual lots and reduction of the peripheral setback on lot 1 from 35 ft to 25 ft along the eastern property boundary, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Providing a Type 'B' landscape screen (Exhibit B) along the southern boundary of the development, excluding the wetland and wetland buffer.

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 3.7 du/ac:

a) The PR zone allows 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 3.7 du/ac. The proposed density for the subdivision is 3.51 du/ac.

C) The peripheral setback is 35 ft and the Planning Commission has the authority to reduce the setback to 15 ft when adjacent to agricultural and residential zones. The existing house on Lot 1 is approximately 25 ft from the eastern lot line. The reduction will ensure the existing structure remains conforming to setbacks.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Policy 4.2, Require vehicular and pedestrian connections between subdivisions to encourage safe access to community facilities and to reduce reliance on the automobile. – A stub-out is provided on the southeastern boundary of the development. In addition, a sidewalk connection is provided to the South-Doyle High School property boundary.

b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The two existing houses near Tipton Station Road will remain, so the setting of houses along Tipton Station Road will not change, with exception of a road being constructed between the two houses.

c) Policy 10.11, Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing. The public comment also requests a fence, but that will not be part of my recommendation. – Large lot residential properties are to the south. Staff is recommending a Type 'B' landscape screen along the southern boundary outside the wetland and wetland buffer.

3) SOUTH 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. The proposed density is 3.51 du/ac.

B) The southwest portion of the property is in the SP (Stream Protection) area. The SP area includes the FEMA 100- and 500-year floodplains. The 100-year floodplain can be filled up to half the distance between the outer edge of the floodplain and the floodway. The floodplain on the subject property is a significant distance from the floodway and can be entirely filled on this site.

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 with Conditions **Meeting Date:** 10/5/2023

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 71 detached houses on individual lots and reduction of the peripheral setback on lot 1 from 35 ft to 25 ft along the eastern property boundary, subject to 2 conditions.

Date of Approval: 10/5/2023 **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:**