

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 10-D-23-DP      **Related File Number:** 10-SD-23-C  
**Application Filed:** 8/21/2023      **Date of Revision:**  
**Applicant:** KNOXVILLE HABITAT FOR HUMANITY, INC

### PROPERTY INFORMATION

**General Location:** Southern terminus of Tribute Ln, south side of Asheville Hwy,  
**Other Parcel Info.:**  
**Tax ID Number:** 62 166,166.01,PART OF 165      **Jurisdiction:** County  
**Size of Tract:** 16.74 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision with duplexes      **Density:**  
**Sector Plan:** East County      **Sector Plan Designation:** MU-SD (Mixed Use Special District), LDR (Low De  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits), Planned G  
**Neighborhood Context:**

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

**Street:** 8014 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** OA (Office Park), PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District), LDR (Low Density Residential), HP (Hillside Protection)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Asheville Highway Subdivision  
No. of Lots Proposed: 37 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 37 duplexes subject to 1 condition.  
Staff Recomm. (Full): 1. 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:**

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) 4.5 du/ac:

A. The PR zone allows duplexes 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. Duplexes shall not exceed 3 stories. The elevations provided show the duplexes will be 2 stories.

C. This PR zone district is zoned for a maximum of 4.5 du/ac. The proposed density is 4.42 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. - The two-story structures are of similar scale to nearby residential developments.

B. (Policy 9.8) Encourage a mixture of housing sizes and prices within planned residential developments. - This proposal introduces a new housing type in an area of predominantly detached single-family homes on varying lot sizes.

3) EAST COUNTY SECTOR PLAN

A. The property's land use classification is LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.42 du/ac.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions Meeting Date: 10/5/2023

**Details of Action:**

Summary of Action: Approve the development plan for up to 37 duplexes subject to 1 condition.

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: Knoxville-Knox County Planning Commission

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**