

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SC-22-C Related File Number:
Application Filed: 8/24/2022 Date of Revision:
Applicant: JOSHUA HAUN

PROPERTY INFORMATION

General Location: South side of Panorama Dr., east of Red Bud Rd.
Other Parcel Info.:
Tax ID Number: 109 M C 007 Jurisdiction: City
Size of Tract: 5.96 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 520 PANORAMA DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
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: Resubdivision of View Park Subdivision Lots 1-6
No. of Lots Proposed: 8 **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: Michelle Portier

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 4 conditions:

Staff Recomm. (Full): 1. Adding a note to the final plat that sight distance at the driveways of lots 1 and 2 meet the Subdivision Regulations, section 3.04.J.6.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: This proposal is for an 8-lot residential subdivision on Panorama Drive just east of E Red Bud Road. The City Ward Map, which is based on older plats and deeds, shows that this property currently consists of 6 lots, though they show up as one parcel on KGIS since they are under the same ownership. The owner would like to resubdivide the property to create 8 lots.

The property lies within the Urban Wilderness area and as such is surrounded by parks and hiking trails. Existing lots are small in size, and those across Panorama Drive range from .25 acres to almost 0.5 acres. The area consists of single family detached houses and small apartment buildings.

ZONING & SECTOR PLAN DESIGNATION

The property is zoned RN-1 (Single Family Residential) and is in the HP (Hillside Protection) overlay district. It is designated LDR (Low Density Residential) and HP (Hillside Protection) in the South City Sector Plan. The lot sizes lots 2R through 8R are relatively consistent with all lots being just over 0.5 acres and all lots meet the 75-ft minimum lot width required of lots in the RN-1 zone. Lot 1R is the largest lot at 0.897 acres and 7 ft wide.

SIGHT CONSTRAINTS

As mentioned previously, this property is in the Hillside and Ridgetop Protection Area. The properties are pretty steep with slopes in the upper ranges of 25-40% that form bands across the property. There is also a larger band with a slope over 40% located towards the front of the property and sloping down significantly into a bowl. Access to the properties will be tricky and will need to be refined during the design plan phase.

Development on the lots will be required to comply with the HP Guidelines, which limit the amount of disturbance on lots in the HP area. A slope analysis was done for the overall property and it recommends a maximum disturbance area of 1.61 acres of the overall 4.84 acres. A slope analysis was also run for proposed lot 1R since the lot line is moving to the west and cutting out a section of flatter land. That analysis recommended a maximum disturbance area of 0.22 acres of the total 0.82 acres. Each lot would need its own slope analysis prior to the issuance of permits to ensure the proposed development did not exceed the maximum allowed for that particular lot.

With the properties just over 0.5 acres in size, the lots are similar to or slightly larger than other lots in the area. There are no anticipated adverse impacts expected from the additional lots. The issues with the slope and providing access to the properties would need to be worked out regardless of whether this subdivision was passed, as there are 6 lots currently located along this stretch of Panorama Drive.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the Concept Plan subject to 4 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: Knox County Chancery Court

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: