

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 11-C-23-DP Related File Number: 11-SB-23-C
Application Filed: 9/25/2023 Date of Revision:
Applicant: DAVID HARBIN

PROPERTY INFORMATION

General Location: South of Arcadia Peninsula Way terminus
Other Parcel Info.:
Tax ID Number: 163 PART OF 028.05 () Jurisdiction: County
Size of Tract: 3.314 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Southwest 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: 2482 ARCADIA PENINSULA WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), 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: Arcadia
No. of Lots Proposed: 4 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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the development plan for 4 detached dwellings on individual lots, subject to 2 conditions because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, the design of the temporary turnaround.

With the noted conditions, this plan meets the requirements for approval in the PR (Planned Residential) zone with up to 3 du/ac and the criteria for approval of a concept plan and 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) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
A.The Southwest County Sector Plan recommends RR (Rural Residential) and SP (Stream Protection) zone for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac. The density of the approved lots for all phases is approximately 1.07 du/ac, which is in compliance with the Sector Plan and the Growth Policy Plans.
B. The SP (Stream Protection) zone comprises the western portion of the property near the river. There is buildable area on the lot outside of the SP (Stream Protection) zone.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. This property is bounded by the floodway zone of the Tennessee River. The PR zone district will enable clustering of development on the less constrained areas of the property.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
A. The proposed detached residential lots are consistent with previous phases of the Arcadia subdivision. The buildable area above the 820-ft TVA flowage easement ranges from 0.7 to 16.17 acres.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
A.The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A.This phase is a continuation of the Arcadia subdivision, which has a network of private roads. This proposed development will not draw a significant amount of additional traffic through other residential areas.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A.There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved with Conditions

Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the development plan for 4 detached dwellings on individual lots, subject to 2 conditions because it is consistent with the sector plan and surrounding development.

Date of Approval: 11/9/2023

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:

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: