

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 11-D-23-DP Related File Number: 11-SC-23-C
Application Filed: 9/25/2023 Date of Revision:
Applicant: BLACKMON CONSTRUCTION SERVICES, INC

PROPERTY INFORMATION

General Location: South side of E. Emory Rd, east side of Thomas Ln
Other Parcel Info.:
Tax ID Number: 29 057.01 Jurisdiction: County
Size of Tract: 2.28 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Sector Plan: North County Sector Plan Designation: MDR (Medium Density Residential) pending
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 4900 E EMORY 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: MDR (Medium Density Residential) pending
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ella's Place
No. of Lots Proposed: 12 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 11 attached residential dwellings on individual lots, subject to 2 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height of the primary structures shall be 35 feet.

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 5 du/ac (pending)

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) The proposed density for the subdivision is 4.8 du/ac.

c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.

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 – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties.

3) NORTHEAST 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 4.8 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.

Action: Approved with Conditions Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the development plan for 11 attached residential dwellings on individual lots, subject to 2 conditions.

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:

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: