

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 12-A-22-DP      Related File Number: 12-SA-22-C  
Application Filed: 10/24/2022      Date of Revision:  
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

General Location: Northwest side of E Governor John Sevier Hwy, south side of Sevierville Pike  
Other Parcel Info.:  
Tax ID Number: 124 M A 010      Jurisdiction: County  
Size of Tract: 5.15 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

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

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

Street: 0 E GOVERNOR JOHN SEVIER HWY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

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

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)  
Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Scott Campbell Subdivision  
**No. of Lots Proposed:** 36      **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 up to 37 attached residential houses on individual lots and the peripheral setback reduction from 35-ft to 15-ft along the western boundary of lots 34-37 and to 20-ft along the northern boundary of lot 37 (Sevierville Pike frontage), subject to 4 conditions.

**Staff Recomm. (Full):**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installation of 2 evergreen trees and 2 deciduous trees per 100 feet of frontage along E. Governor John Sevier Hwy where the residential dwellings and detention pond are located (approximately 500-600 ft of frontage). A landscaping plan must be provided to Planning staff for review and approval before design plan approval. The landscaping must be installed before building permits are issued for the residential structures or bonded to guarantee installation.
- 3) Installation of a Type 'B' landscape screen along the west and north boundary lines of lots 34-37 (see Exhibit A).
- 4) The maximum height of the attached dwellings 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:**

Staff is recommending the installation of landscaping along the E. Governor John Sevier Hwy frontage as recommended by the Governor John Sevier Scenic Highway Corridor Study (2019). The property was cleared and graded a few years ago, with mature trees remaining only on the site's edges and along the stream that runs through the middle of the property.

The landscape screening on the west and north boundary lines of lots 34-37 is proposed to justify the requested peripheral setback reduction for these lots. The peripheral setback will remain 35' along all other boundary lines.

### **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 8 du/ac:

- a) The PR zone allows houses and attached 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 8 du/ac. The proposed density is 7.12 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 15 ft and 20ft along the west and north boundaries of lots 34-37. Staff is recommending approval because of the proposed landscape screening and constraints on the site because of underground utility lines.
- d) 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 for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

#### **2) GENERAL PLAN – DEVELOPMENT POLICIES**

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments. The proposed peripheral setback reduction should have minimal impact on adjacent properties.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy

9.8) – This development only includes attached houses. The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.

c) Medium-density 6 to 12 du/ac in planned growth and urban growth areas; appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses (Policy 11.2) – This site accesses major collector and major arterial roads. There are office uses on the opposite side of E. Governor John Sevier Hwy and the residential property to the southwest is zone CA (General Business).

d) Create gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses. Require landscaping, screening, earth berms, walls and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (Policy 11.4) – Landscape screening will be installed where the peripheral setback reduction is requested.

### 3) SOUTH COUNTY SECTOR PLAN

a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The proposed density is 7.12 du/ac.

b) This area is transitioning from large lot rural residential uses to smaller lot attached and detached houses. There is a new attached residential development on E. Norton Drive, which is only about 600 feet from this site.

c) This attached residential development is a transitional use, separating E. Governor John Sevier Hwy and the nonresidential uses to the east, to the lower density residential uses to the west and north.

### 4) GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY

a) The plan recommends a tree protection and replacement buffer for 50' from the right-of-way of E. Governor John Sevier Highway. The site had previously been cleared and graded. Staff recommends installing a mix of evergreen and deciduous trees along the frontage (see development plan condition #2).

### 5) 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:** 2/9/2023

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 37 attached residential houses on individual lots and the peripheral setback reduction from 35-ft to 15-ft along the western boundary of lots 34-37 and to 20-ft along the northern boundary of lot 37 (Sevierville Pike frontage), subject to 4 conditions.

**Date of Approval:** 2/9/2023 **Date of Denial:** **Postponements:** 12/8/2022, 1/12/2023

**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:**