

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-A-23-DP Related File Number:
Application Filed: 10/27/2023 Date of Revision:
Applicant: DAVID L. TURNER, SR.

PROPERTY INFORMATION

General Location: West of Twin Harbour Dr., southeast of Concord Woods Dr.
Other Parcel Info.:
Tax ID Number: 153 051 Jurisdiction: County
Size of Tract: 2.87 acres
Accessibility: Access is via Third Drive, a local street with a pavement width of 15 ft within a 55-ft right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential houses Density: .69 du/ac
Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Farragut Urban Growth Boundary
Neighborhood Context: The property is located within the Concord Village Historic District.

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

Street: 10701 THIRD DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac, HZ (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A to PR in 1986 (7-M-86-RZ) and H (Historic) overlay in 2001 (9-E-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

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 up to 2 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft on the western boundary of lot 1 and the eastern boundary of lot 2, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Obtain approval from the Historic Zoning Board prior to obtaining a building permit.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments:

The applicant is proposing to create one additional lot for a single family residential home.

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. Growth Plan Policy 4.3: Use guidelines to foster good architectural design, landscaping, and aesthetically pleasing streetscapes.

B. The proposed density is consistent with the Southwest County Sector Plan's LDR (Low Density Residential) land use classification.

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 residential land development. The property is zoned PR up to 3 du/ac.

B. Additionally, the property is in the historic overlay district and will require approval from the Historic Zoning Commission prior to issuing a building permit.

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 1.3-acre lot is consistent with the surrounding properties and additional review from the Historic Zoning Commission will ensure the future home is consistent with the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed single family residential home is an expansion of an existing use and therefore, is not expected to significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access will be via Third Drive through an exclusive permanent access easement.

B. The increase of one additional home will not substantially impact local traffic.

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.

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: 12/14/2023

Details of Action:

Summary of Action:

Approve the development plan for up to 2 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft on the western boundary of lot 1 and the eastern boundary of lot 2, subject to 3 conditions.

Date of Approval:

12/14/2023

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: