

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 12-C-22-SU                      **Related File Number:**  
**Application Filed:** 10/25/2022              **Date of Revision:**  
**Applicant:** MIKE STEVENS HOMES, INC

## PROPERTY INFORMATION

**General Location:** North side of Horizon Dr., east of Cades Cove Rd., west of Clingmans Dome Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 F C 028,029                      **Jurisdiction:** City  
**Size of Tract:** 6099 square feet  
**Accessibility:** Access is via Horizon Dr, a local street with a pavement width of 20-ft within a right-of-way width of 50-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Increase maximum lot size from 4,500 SF to 6,099 SF for lots 163 and 164      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** MU-CC (Mixed Use Community Center), HP (Hillsid  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center development, which is developed with a mix of attached and detached houses.

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

**Street:** 9433 HORIZON DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3(C) (General Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from R-1 to TC-1 in 2001 (4-Q-01-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-CC (Mixed Use Community Center), HP (Hillside Protection)  
**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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to amend the previously approved planned district to increase the maximum lot size from 4,500 sqft to 6,100 sqft for the subject property, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

Comments:

With the conditions noted above, this request meets the requirements of the former TC-1 (Town Center) zone (current zoning RN-3), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

The residential design standards for the Beau Monde subdivision have a maximum lot size for houses and townhouses. This request is to combine two existing lots for one townhouse. It will be attached to another townhouse on the left (west) side.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The One Year Plan and Southwest City Sector Plan designation for this site are MU-CC (Mixed Use Community Center), which recommends a mix of residential, office, and commercial uses at a moderate intensity.

B. The property is within the HP (Hillside Protection Overlay) district. However, it is exempt from those standards because the property was platted before the adoption of the current zoning code and is less than 1 acre.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. Except for the proposed lot size, the request is consistent with the zoning standards and the Northshore Town Center Development Plan and Standards adopted as part of the TC-1 and PC-1 zoning.

**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 larger townhouse lot size is compatible with the Beau Monde subdivision on a case-by-case basis. With the development nearing total buildout, there are few opportunities for similar requests.

B. The proposed townhouse structure will have a similar height as the attached townhouse and others pending construction on the same block face.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. This proposal will not change the allowed use of the site.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. No additional traffic will be generated.

**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 uses within the development.

Action:

Approved

Meeting Date: 12/8/2022

**Details of Action:**

**Summary of Action:** APPROVE the request to amend the previously approved planned district to increase the maximum lot size from 4,500 sqft to 6,100 sqft for the subject property, subject to 1 condition.

**Date of Approval:** 12/8/2022      **Date of Denial:**      **Postponements:**

**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:**