

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-C-23-DP Related File Number: 12-SC-23-C
Application Filed: 10/27/2023 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy, east of Padgett Hill Ln
Other Parcel Info.:
Tax ID Number: 91 026.06 Jurisdiction: County
Size of Tract: 4.03 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 OAK RIDGE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

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

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Oak Ridge Highway
No. of Lots Proposed: 17 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 17 detached residential lots, and the reduction of the peripheral setback from 35-ft to 15-ft on the western boundary and 25-ft on the eastern boundary, subject to 1 condition.
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

1) ZONING ORDINANCE

A. The PR (Planned Residential) zone is intended to provide flexible options for residential development. The proposed single family detached residential lots meet the PR zone's intent for residential development. The PR zone for this property has a maximum density of 5 du/ac. The proposed development yields a density of 4.22 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Growth Plan Policy 10.6: provide site design flexibility to developers who provide amenities such as recreation areas, trails, sidewalks, underground utilities or exceptional architectural or landscape design treatments. This site will include an ADA compliant trail to the adjacent park.

3) NORTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential), which permits PR zoning with a density up to 5 du/ac.

B. The proposed subdivision is consistent with the sector plan and features similar lot sizes and land use patterns, since this development will also feature detached single family homes.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions Meeting Date: 12/14/2023

Details of Action:

Summary of Action:

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: