

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 12-C-24-DP **Related File Number:** 12-SB-24-C
Application Filed: 10/24/2024 **Date of Revision:**
Applicant: JOSH SANDERSON

PROPERTY INFORMATION

General Location: East side of Swafford Rd, northwest side of Sam Lee Rd, south of Guinn Rd
Other Parcel Info.:
Tax ID Number: 103 073 **Jurisdiction:** County
Size of Tract: 50.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 3324 SWAFFORD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 3 du/ac, F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rowland Manor

No. of Lots Proposed: 70 **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 70 detached residential lots, 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)

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 3 du/ac

A. The PR zone allows single-family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 3 du/ac in June 2020 (5-J-20-RZ). The proposed subdivision has a density of 1.5 du/ac based on the acreage of Phase 1, zoned PR (Planned Residential) up to 3 du/ac.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7).

– The northern 25.8 acres of the site are within the HP (Hillside Protection) area, with the steepest slopes along the banks of Beaver Creek and the tributary on the northeast boundary of the site. Sixty-four (64) percent (16.5 acres) of the HP area has slopes between 0-15 percent, which accounts for most of the 19 acres of HP area that was previously pasture. The slope analysis recommends a disturbance budget of 19.8 acres within the HP area. A disturbance limitation was not provided; however, large lots and a significant stream buffer line the site's exterior, and approximately 110 acres of HP area on the overall parcel remain.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the Form Attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). Phase 1 of the subdivision has a density of 1.5 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a

collector road with a minimum pavement width of 18 ft. – The proposed density is 1.5 du/ac, will be serviced by sanitary sewer, and will be located on a road with a minimum pavement width of 18 ft going to the north to Guinn Rd, which is a minor collector. Since the property was zoned PR up to 3 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the property be located on a collector road is not applicable. However, a pavement width of 18 ft is typically considered the minimum acceptable.

Action: Approved with Conditions **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Approve the development plan for up to 70 detached residential lots, subject to 1 condition.

Date of Approval: 12/12/2024 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 1/22/2025

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

Date of Legislative Action: 1/22/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

The decision of the Planning Commission was upheld.

Date of Legislative Appeal:

Effective Date of Ordinance: