



**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Peak Hill at West View

**No. of Lots Proposed:** 14      **No. of Lots Approved:** 0

**Variances Requested:** None

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Abbr.):** Approve the concept plan subject to 6 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
3. Meet all applicable requirements of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
6. The Planning Commission must approve the removal of the (C) designation indicating a previously approved planned district, which is on the agenda as an Other Business Item (12-A-23-OB).

**Comments:** The property is zoned RN-2 (Single Family Residential) with a (C) designation. These parcels were previously zoned RP-1 (Planned Residential). The (C) designation on the zoning map indicates the presence of a previously approved planned district per Article 1.4.G. An administrative map error was discovered when reviewing this property, as there are no previously approved plans for this property. The Other Business Item application (12-A-23-OB) is being reviewed simultaneously with this concept application to remove the (C) designation and must be approved by the Planning Commission. Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for these parcels to correct the map error.

This proposal is for a 14-lot residential subdivision on this 6.6-acre property on Richmond Avenue, a local street. All driveways are on Richmond Avenue, and sight distance has been verified for the driveways. The RN-2 zone requires a minimum lot size of 5,000 sqft for single family homes. The proposed lots are much larger than that, ranging between 15,000 and 25,000 sqft.

The entire property is within the HP (Hillside Protection Overlay) zone. The proposal is for 3.4 acres to be disturbed, which is within the disturbance budget of 3.5 acres. The line of disturbance is also clearly marked on the plan. This is to be verified during the design plan phase and delineated with high visibility fencing before grading permits are issued for the site.

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

**Details of Action:**

**Summary of Action:** Approve the concept plan subject to 6 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:** Knox County Chancery Court

**Date of Legislative Action:**      **Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**