

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 2-B-23-DP **Related File Number:** 2-SC-23-C
Application Filed: 12/27/2022 **Date of Revision:**
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Southeast side of Northshore Dr, northeast of Choto Rd
Other Parcel Info.:
Tax ID Number: 162 062 **Jurisdiction:** County
Size of Tract: 11.65 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 12320 S NORTSHORE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Loy Farms
No. of Lots Proposed: 57 **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 57 attached and detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft along the S. Northshore Drive frontage, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Verifying the proposed number of residential dwellings conforms with the PR up to 5 du/ac density for the property per Concept Plan condition #3 (2-SC-22-C).
- 3) Providing a 10-ft non-disturbance area or a Type 'B' landscape screen (see Exhibit A) along the eastern boundary of the development from Lot 4 to Lot 12. The required landscaping must be located outside the drainage swale proposed along this lot line. The location of the vegetation must be approved by Knox County Engineering and Public Works during the design plan phase.
- 4) The maximum height of the attached dwellings shall be 35 feet.

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

Comments:

Staff is recommending that there be vegetative screening along the eastern boundary of the development from Lot 4 to Lot 12, by either providing a 10' non-disturbance area to protect the existing vegetation or to install a Type 'B' landscape screen (see Exhibit A). The adjacent property is a large residential lot. The landscape screening is to make the proposed development more compatible with the surrounding development.

The peripheral setback reduction from 35 ft to 25 ft along the N. Shoreshore Drive frontage simplifies the required setbacks on the lots adjacent to the 25-ft common area strip and because the common area provides a similar or better buffer to the road than the peripheral setback. If the setback is not reduced, the 35-ft peripheral setback would extend 10 ft into Lots 51-55 and restrict the placement of accessory structures, like sheds, that normally have a 5-8 ft setback. In addition, these lots would have a 15-ft rear building setback that would only apply to the principal structure and a 10-ft peripheral setback that applies to accessory structures. The overlapping setbacks are an unnecessary confusion to property owners and enforcement officials.

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 5 du/ac:

- a) The PR zone allows houses and attached 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 (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 5 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 25 ft along the Northshore Drive frontage of lots 51-55. Staff is recommending approval because the reduction simplifies the required setbacks on the lots adjacent to the 25-ft common area strip and because the common area provides a similar or better buffer to the road than the peripheral setback.
- d) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments. The proposed peripheral setback reduction should have minimal impact on adjacent properties.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development primarily includes attached houses and a few detached houses. The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.

3) SOUTHWEST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 5 du/ac.
- b) The proposed attached and detached houses will have a similar scale as other residential uses in this area.
- c) Staff is recommending a landscape screen along the eastern boundary to help with the compatibility of the development with the adjacent larger lot residential properties.
- d) This attached residential development is a transitional use from the commercial establishments to the southwest and the lower density residential uses to the east.

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.

Action: Approved with Conditions **Meeting Date:** 2/9/2023

Details of Action:

Summary of Action: Approve the development plan for up to 57 attached and detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft along the S. Northshore Drive frontage, subject to 4 conditions.

Date of Approval: 2/9/2023 **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:**