

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-C-24-DP      Related File Number: 2-SC-24-C  
Application Filed: 12/27/2023      Date of Revision:  
Applicant: PARAGON DEVELOPMENT, LP

## PROPERTY INFORMATION

General Location: North and west of Tipton Station Rd, southwest of Chapman Hwy  
Other Parcel Info.:  
Tax ID Number: 137 331      Jurisdiction: County  
Size of Tract: 20.67 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: South County      Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 SWEETWATER LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** South Creek Development  
**No. of Lots Proposed:** 91      **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 91 attached houses on individual lots, subject to 3 conditions.  
**Staff Recomm. (Full):** 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2) The maximum height of the attached dwellings shall be 35 feet.  
3) Providing a Type 'B' landscape screen along the rear lot lines of lots 78-91 (see Exhibit C).

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:** 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 4 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 4 du/ac. The proposed density is 3.89 du/ac (including the 6 house lots).

c) The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the attached houses, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) The General Plan’s development policy 9.3 encourages the scale of new development to be compatible with existing neighborhoods and communities. The development will consist of two-story attached houses that are a similar height as the detached houses in phase 1. Where attached house lots adjoin an existing detached house lot line, a Type B landscape screen is required.

3) SOUTH COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.89 du/ac.

b) Approximately 15.9 acres of the 20.7-acre site (phase 2) of the subdivision is within the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 7.7 acres. The proposed disturbance with the HP area is 7.27 acres. The combination of using attached houses and reducing the right-of-way width helps to minimize the land disturbance.

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:** 2/8/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 91 attached houses on individual lots, subject to 3 conditions.

Date of Approval: 2/8/2024

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: