

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-D-24-DP Related File Number: 2-SD-24-C
Application Filed: 12/28/2023 Date of Revision:
Applicant: HIGHWAY MARKINGS / PAUL G. HIBBEN

PROPERTY INFORMATION

General Location: West side of Tazewell Pike, south side of Twin Oak Ln
Other Parcel Info.:
Tax ID Number: 21 001,049 Jurisdiction: County
Size of Tract: 33.96 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 7615 TWIN OAK 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)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Twin Oak Landing
No. of Lots Proposed: 111 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 111 detached houses on individual lots and a reduction of the periphery boundary setback from 35 ft to 20 ft for lots 1, 15, 16, 28, and 29, and to 25 ft for the remainder of the development, as shown, 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 district and the criteria for approval of a development plan.

Comments:

PERIPHERAL SETBACK REDUCTION

The applicant is proposing a 25-ft peripheral setback around the entire development with the exception of a 20-ft peripheral setback for the lots along the existing portion of Twin Oak Lane. The reduced peripheral setback along the existing Twin Oak Lane will allow the sides of the houses to have a typical 20 ft front yard setback to be consistent with the rest of the subdivision. The previous approvals from 2017 and 2020 included a 25 ft peripheral setback around the remainder of the development.

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 3.36 du/ac.

C) The Planning Commission has the authority to reduce the 35 ft peripheral setback to 15 ft when adjacent to residential zones, including the A (Agricultural) zone. The applicant is requesting a 25-ft peripheral setback along the external boundary of the development, with the exception of a 20-ft peripheral setback along the existing portion of Twin Oak Lane. See the staff comments above for additional information.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A) The General Plan’s development policy 4.2 encourages pedestrian connections between subdivisions to allow for safe access to community facilities. This proposal includes pedestrian connections to the adjacent subdivision to the west and the Gibbs Elementary School property.

B) 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 detached houses, which is consistent with other nearby residential developments. The proposed peripheral setback reduction should have minimal impact on adjacent properties.

3) NORTHEAST 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 3.36 du/ac.

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 111 detached houses on individual lots and a reduction of the periphery boundary setback from 35 ft to 20 ft for lots 1, 15, 16, 28, and 29, and to 25 ft for the remainder of the development, as shown, subject to 1 condition.

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:**