

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-E-24-DP Related File Number:
Application Filed: 1/3/2024 Date of Revision:
Applicant: SHINING STAR PROPERTIES LLC

PROPERTY INFORMATION

General Location: North side of Barnard Rd, west of Sood Rd
Other Parcel Info.:
Tax ID Number: 92 22 Jurisdiction: County
Size of Tract: 2.29 acres
Accessibility: Access is via Barnard Road, a local street with 16 ft of pavement width within a 52-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: 4 additional lots in an existing subdivision Density: 2.27 du/ac.
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The surrounding area consists of single family detached houses on a range of lot sizes and a multifamily development to the northeast.

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

Street: 2834 BARNARD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to PR up to 4.5 du/ac in 2022. (Case 6-H-22-RZ)

PLAN INFORMATION (where applicable)

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

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

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:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the development plan for an additional 4 lots, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Provision of addresses consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 5) Limiting the access to one access point in addition to the existing driveway to lot 1.

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:

This is a request for 4 additional lots for residential homes. Access will be off of Bernard Road. To limit the number of curb cuts on the route, access to all new lots will be accessible via a Shared Permanent Access Easement with a hammerhead turnaround.

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

A. The PR (Planned Residential) zone is intended to provide flexible options for residential development. The proposed lots meet the PR zone's intent for residential development. The PR zone for this property has a maximum density of 4.5 du/ac. The proposed development yields a density of 2.27 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. General Plan Policy 9.3 Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. This development is within scale and compatibility to the surrounding development.

3) NORTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential) which allows consideration of density up to 5 du/ac in the Urban Growth Boundary.

B. The proposed subdivision is consistent with the sector plan as the proposed density is below the maximum allowed.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban 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 an additional 4 lots, subject to 5 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: Knoxville-Knox County Planning Commission

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: