

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-F-24-DP Related File Number:
Application Filed: 12/12/2023 Date of Revision:
Applicant: UPLAND SOUTH CONSTRUCTION

PROPERTY INFORMATION

General Location: West side Old Tazewell Pike, north of Murphy Rd
Other Parcel Info.:
Tax ID Number: 49 C J 001,002,003 Jurisdiction: County
Size of Tract: 1.98 acres
Accessibility: Access is via Old Tazewell Pike, a local street with a pavement width of 16 ft within a right-of-way of 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Attached residential development Density: 4.55 du/ac
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily single family detached residential lots, with smaller lots in developed subdivisions and larger lots fronting on the major roadways.

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

Street: 0 TAZEWELL PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2022, this property was rezoned to PR (Planned Residential) up to 5 du/ac (7-E-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan for a 9-unit townhome development, subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Townhomes (multi dwelling structures) shall not exceed 35-ft in height.
4. A landscape buffer Type B 12 ft in width is required along the northern property line adjacent to single family, as seen on the development plan.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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:

This proposal is for 9 townhomes on approximately 1.98 acres. The property is zoned PR (Planned Residential) up to 5 du/ac and the proposed density is 4.55 du/ac.

The driveway will be accessed off of Old Tazewell Pike. There are sections of Old Tazewell Pike to the north and south that have recently been closed. Part of the southern portion was relocated to connect with Murphy Road a short distance to the south from its previous configuration. That portion is being renamed as Memory Hill Lane (Case 2-A-24-SNC). For the portion of the property where the right-of-way has been closed, a 25 ft access strip (12.5 ft on this property and 12.5 ft on the neighboring property) is required to the home just south whose only access is this closed right-of-way.

Each unit has a one-car garage and a driveway that can accommodate 2 parking spaces, and the development contains 9 additional guest parking spaces grouped together in the middle of the property. A Type B landscape screen 12 ft in width is required along the northern property line adjacent to single family houses.

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) 5 du/ac:

A. The PR zone allows multi-dwelling developments 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. 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 multi-dwelling structures, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories.

C. This PR zone district is zoned for a maximum of 5 du/ac. The proposed density is 4.55 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The surrounding area is largely single family residential and larger agricultural tracts. The two-story structures are of similar scale to single family homes.

3) NORTH CITY SECTOR PLAN

A. The property's land use classification is LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.55 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan. While the Growth Plan limits density to 2 or 3 du/ac in Rural Areas depending on certain criteria, it also states that the plan shall not impede the right of the property owner to use or develop the property for a purpose permitted by that property's zoning.

Action: Approved with Conditions **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the development plan for a 9-unit townhome development, subject to 6 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:**