

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 3-B-24-DP Related File Number: 3-SA-24-C
Application Filed: 1/22/2024 Date of Revision:
Applicant: JUSTIN BREINER

PROPERTY INFORMATION

General Location: South side of Black Rd, northeast of N. Campbell Station Rd
Other Parcel Info.:
Tax ID Number: 130 058.05,058.10 Jurisdiction: County
Size of Tract: 9.94 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: RR (Rural Residential) pending, HP (Hillside Prote)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 BLACK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending, up to 2.99 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential) pending, HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 7 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for up to 7 detached houses (6 new and 1 existing) on individual lots and a peripheral setback reduction to 15' along the west side of lot 1 and the east side of lot 6, and to 25' along Black Road, subject to 2 conditions.

Staff Recomm. (Full): 1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density of up to 2.99 du/ac (2-D-24-RZ / 2-A-24-SP).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition 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 2.99 du/ac (Pending):

A. The PR zone allows detached dwellings 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 proposed density is 0.68 du/ac, which is significantly less than the density of the rezoning request pending approval.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. Staff recommends approval of the reduction to the peripheral boundary as described above.

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) – Detached houses will be consistent with the surrounding properties properties.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is pending a sector plan amendment to LDR (Low Density Residential), which allows consideration of up to 5 du/ac in the Planned Growth Area. However, the property is within the Rural Area designation of the growth policy plan which limits the density to up to 3 du/ac. The proposed development has a density of 0.68 du/ac.

B. Approximately 9.4 acres of the property is within the Hillside Protection (HP) area. The slope analysis recommends a disturbance budget of 6.3 acres. The proposed new development is less than 2 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR (Planned Residential), sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will

not reasonably impair traffic flow.

C. A Transportation Impact Analysis (TIA) Scope Determination Form was submitted with the rezoning application for the property (2-D-24-RZ). Planning staff and the Knox County Engineering and Public Works determined that transportation impact letter is not required based on the condition of Black Road and proximity to the Planned Growth Area.

Action: Approved with Conditions

Meeting Date: 3/7/2024

Details of Action:

Summary of Action: Approve the development plan for up to 7 detached houses (6 new and 1 existing) on individual lots and a peripheral setback reduction to 15' along the west side of lot 1 and the east side of lot 6, and to 25' along Black Road, subject to 2 conditions.

Date of Approval: 3/7/2024

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: