

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 3-D-25-DP

Related File Number: 3-SB-25-C

Application Filed: 1/24/2025

Date of Revision:

Applicant: CHRIS SWINDLE

### PROPERTY INFORMATION

General Location: South side of Ball Camp Pike, southwest of Bakertown Road

Other Parcel Info.:

Tax ID Number: 91 226

Jurisdiction: County

Size of Tract: 8.4 acres

Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Attached residential subdivision

Density:

Planning Sector: Northwest County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 7816 BALL CAMP PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 5 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** 7816 Ball Camp Pike  
**No. of Lots Proposed:** 24      **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 26 attached dwelling units on individual lots, and reduction of the peripheral setback from 35 ft to 25 ft along the east and west boundaries as shown on the development plan, 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. The disturbance of slopes 25 percent or greater in the HP (Hillside Protection) area shall be consistent with the preliminary grading plan shown on sheet C-4.

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:**

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(k) (Planned Residential) up to 5 du/ac, subject to one condition.

A. The PR zone allows 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The zoning condition is that the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map. The slopes of 25 percent or greater are shown on plan sheet C-4. Small areas of these slopes are spread throughout the northern portion of the property, which makes it impractical to apply the condition to all 25 percent or greater slopes. Staff supports the proposal as requested, which leaves the large area with a contiguous slope of 25 percent or greater undisturbed.

C. The PR zoning allows consideration of up to 5 du/ac. The proposed subdivision has a density of 3.1 du/ac.

D. The PR zone established a maximum height for detached houses, but the Planning Commission establishes the maximum height for all other uses. Staff recommends a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the general area.

#### **2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. The 8.39 acres zoned PR(k) up to 5 du/ac have 3.68 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.42 acres in the HP area, and this proposal disturbs approximately 1.62 acres. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The proposed structures are one- and two-story with pitched roofs. This is consistent with Policy 2, ensuring that development is sensitive to existing community character. Houses in the area are a mix of one- and two-story.

#### **3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP**

A. The subject property is located in the SR (Suburban Residential) and HP (Hillside Protection) place types. The SR recommends single-family residential as a "primary use" and attached residential as a "secondary use."

B. The one- and two-story attached houses are consistent with the SR place type recommendation that they be of the scale of a single-family home.

C. The 8.39 acres zoned PR(k) up to 5 du/ac have 3.68 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.42 acres in the HP area, and this proposal disturbs approximately 1.62 acres. However, the subject property has approximately 15.9 acres of HP

area, which is left undisturbed and is noted as common area. Under the current PR zoning, any future development proposal in the HP area labeled as a common area will require the approval of the Planning Commission.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

**Action:** Approved with Conditions

**Meeting Date:** 3/13/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 26 attached dwelling units on individual lots, and reduction of the peripheral setback from 35 ft to 25 ft along the east and west boundaries as shown on the development plan, subject to 3 conditions.

**Date of Approval:** 3/13/2025

**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:**