

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-E-23-DP      Related File Number: 3-SD-23-C  
Application Filed: 1/24/2023      Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: East side of Bakertown Road, north of Ball Camp Pike  
Other Parcel Info.:  
Tax ID Number: 91 256.08      Jurisdiction: County  
Size of Tract: 9.06 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Multi-dwelling structures      Density:  
Sector Plan: Northwest County      Sector Plan Designation: MU-SD (Mixed Use Special District), NWCO-9  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

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

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), NWCO-9  
Requested Plan Category:

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

**Subdivision Name:** Cardinal Landing

**No. of Lots Proposed:** 1      **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 a multi-family development with up to 72 dwelling units, subject to 3 conditions.

**Staff Recomm. (Full):**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type 'B' landscape screen (Exhibit A), consisting of two (2) or more tree species, along the eastern boundary of the multi-family development and on the west side of the Dog Park, with review and approval by the Planning Commission staff before grading permits are issued for the site.
- 3) The maximum height for the multi-dwelling development shall be 35 feet.

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:**

#### **LANDSCAPE SCREENING**

Landscape screening is proposed along the eastern boundary of the parking lot of the apartment complex. Staff is also recommending landscape screening on the west side of the dog park because of the close proximity to the Bakertown Road frontage and the houses on the opposite side of the street.

#### **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) 1-4 du/ac:

A) The PR zone allows multi-family 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 property was rezoned to PR up to 4 du/ac in 2006 (6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 7.94 du/ac (subject property only) and a gross density of 3.26 du/ac (including the existing Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike). See the density notes on plan sheet C-1 for additional information.

C) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the multi-dwelling development, which is consistent with the maximum height allowed on surrounding properties.

#### **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) – Staff is recommending a maximum height of 35 ft, which is consistent with the maximum height on surrounding properties, and landscape screening between the apartment use areas and the adjacent residential.

B. Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development will introduce a new residential type to the area, resulting in a greater mix of housing options.

C. Create gradual zoning transition patterns by placing medium-intensity zones and uses such as offices, condominiums, and community buildings between single-family residential areas and higher-intensity uses. Require landscaping, screening, earth berms, walls, and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (Policy 11.4) – The proposed multi-family development is to the south of commercial zoning and protects the low-intensity residential from the potential of additional commercial zoning/development.

D. Require vehicular and pedestrian connections between subdivisions to encourage safe access to community facilities and to reduce reliance on the automobile (Policy 4.2) – These connections are proposed.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is within the NWCO-9 (Hines Valley/Amherst) special mixed-use district, which recommends a mix of residential, office, and commercial uses. The district recommends MDR (Medium Density Residential) uses, which allow consideration of a maximum of 12 du/ac.

B. The net density for the site is 7.94 du/ac, consistent with the MDR land use classification, which allows consideration of up to 12 du/ac.

C. The NWCO-9 mixed use special district recommends street connectivity between neighborhoods, a mix of detached and attached housing types, and sidewalks and pathways from developments to the Schaad Road pedestrian facilities.

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.

**Action:** Approved with Conditions **Meeting Date:** 3/9/2023

**Details of Action:**

**Summary of Action:** Approve the development plan for a multi-family development with up to 72 dwelling units, subject to 3 conditions.

**Date of Approval:** 3/9/2023 **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:**