

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-F-23-DP Related File Number:
Application Filed: 1/24/2023 Date of Revision:
Applicant: ALEKSANDR CHEKHOVSKYY

PROPERTY INFORMATION

General Location: East side of Washington Pike, south of Dunsmore Ln
Other Parcel Info.:
Tax ID Number: 31 045.02 Jurisdiction: County
Size of Tract: 1.74 acres
Accessibility: Access is via Washington Pike, a minor arterial with a 22-ft pavement width within a 40- to 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 1.15 du/ac
Sector Plan: Northeast County Sector Plan Designation: RR (Rural Residential) pending
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily large lot agricultural and single family residential.

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

Street: 7614 WASHINGTON PIKE
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: The property was rezoned from A to PR < 1.2 du/ac in February 2023 (1-K-23-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential) pending
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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for a residential subdivision with up to 2 detached dwellings on individual lots, subject to 3 conditions.

Staff Recomm. (Full):
1) Providing a shared access for lots 1 and 2.
2) Meeting all applicable requirements of the Knox County Zoning Ordinance
3) Meeting all requirements of the Knox County Engineering and Public Works during permit review.

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 a residential subdivision with lots on this 1.74 acre property.

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 1.2 du/ac:

A. The PR zone allows single family 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 (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 1.2 du/ac. The proposed density is 1.15 du/ac.

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) - The proposed detached residential structures will have a similar scale as the other residential development in the area.

3) NORTHEAST COUNTY SECTOR PLAN

A. The property is classified RR (Rural Residential), which allows consideration density that is consistent with the Rural Area recommendations of the growth policy plan (up to 2 or 3 du/ac). The proposed development has a density of 1.15 du/ac.

B. A small portion of the northwest and northeast corners of the site are in the SP (Stream Protection) classification. The proposed house sites are not near the SP area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. 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.

Action: Approved with Conditions

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 2 detached dwellings on individual lots, 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: