

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-A-23-DP Related File Number:
Application Filed: 2/16/2023 Date of Revision:
Applicant: SHULER CREW COSTRUCTION

PROPERTY INFORMATION

General Location: West side of Laurel Pointe Ln, south of Coward Mill Rd
Other Parcel Info.:
Tax ID Number: 90 I B 037 Jurisdiction: County
Size of Tract: 12761 square feet
Accessibility: Access is via Laurel Pointe Ln, a local road with a pavement width of 26-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Peripheral setback reduction Density: 3 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This house is on a 0.293-acre lot within a 42-lot single family subdivision.

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

Street: 10433 LAUREL POINTE LN
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: In 2003, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

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 to reduce the peripheral setback from 35-ft to 22.5-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

Comments:

This proposal is to reduce the peripheral setback on one lot from 35-ft to 22.5-ft in the Planned Residential Zone in order for a covered porch to be constructed. The planning commission may reduce this setback to 15-ft.

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 3 du/ac:

- A. The PR zone allows single family houses and accessory uses, buildings and structures 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 has the authority to reduce the peripheral setback to 15-ft.

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 open porch will have a similar scale as the other residential development in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows densities up to 5 du/ac. The proposed development does not change the density of the subdivision which is up to 3 du/ac.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action:

Approved with Conditions

Meeting Date: 4/13/2023

Details of Action:

Summary of Action:

Approve the development plan to reduce the peripheral setback from 35-ft to 22.5-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Date of Approval:

4/13/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: