

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 4-A-24-DP **Related File Number:** 4-SA-24-C
Application Filed: 2/16/2024 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: East of Bakertown Rd and north of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 256.08 **Jurisdiction:** County
Size of Tract: 9.07 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached houses in the PR zone **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District)
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) up to 4 du/ac
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)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cardinal Landing
No. of Lots Proposed: 41 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 for up to 41 attached houses on individual lots and a peripheral setback reduction to 15 ft along the southern property line for Lots 18-33 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 will be 35 ft for attached houses.
3. Providing a Type 'B' landscape screen (Exhibit A), along the eastern boundary of the development, with review and approval by the Planning Commission staff before grading permits are issued for the site.

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 (Planned Residential) 4 du/ac:

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 property was rezoned to PR up to 4 du/ac in 2006 (Cases 6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 4.51 du/ac (subject property only) and a gross density of 2.88 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 height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the residences in the area.

D. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting a 15 ft peripheral boundary along the southern boundary line along Lots 17-33.

E. The Director of Engineering will decide if driveway intersection spacing will apply to private road intersections Road C and D (Knox County Zoning Ordinance Article 3, Section 3.51.02.C).

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.8) Encourage a mixture of housing sizes and prices within planned residential developments. -- This proposal includes 2-story attached houses on approximately 1,600-2,000 sq ft lots. Bakertown Woods is a single family subdivision on approximately 15,000 sq ft lots and Bakertown Station includes single family homes on approximately 5,000 sq ft lots and attached 1-story houses in a condo style development.

B. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The two-story structures are of similar scale to nearby residential subdivisions.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property's land use classification is MU-SD NWCO-9 (Hines Valley/Amherst Mixed Use Special District). Low Density Residential (LDR) and Medium Density Residential (MDR) up to 12 du/ac can be considered. Furthermore, PR (Planned Residential) zoning is recommended for flexibility in neighborhood design and conditions for street connectivity between neighborhoods to alleviate traffic and allow for a mix of detached and attached housing types, encouraging conservation subdivisions.

This subdivision connects to Lobetti Landing to the east and the future commercial property to the north.

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:** 4/11/2024

Details of Action:

Summary of Action: Approve the development plan for up to 41 attached houses on individual lots and a peripheral setback reduction to 15 ft along the southern property line for Lots 18-33 as shown on the development plan, subject to 3 conditions.

Date of Approval: 4/11/2024 **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: