

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN
PLANNING COMMISSION



File Number: 4-B-23-DP Related File Number: 4-SA-23-C
Application Filed: 2/23/2023 Date of Revision:
Applicant: ZENITH HOMES / RANDY GUIGNARD

PROPERTY INFORMATION

General Location: North side of Rifle Range Drive, east of Magnum Lane
Other Parcel Info.:
Tax ID Number: 48 070 Jurisdiction: County
Size of Tract: 6.523 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision Density:
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 3009 RIFLE RANGE DR
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: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Preserve at Hines Branch Creek
No. of Lots Proposed: 32 **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 32-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 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.

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:

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 5 du/ac:

a) The PR zone allows attached and detached dwellings 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 5 du/ac. The proposed density is 4.9 du/ac.

c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback along the eastern boundary, which is adjacent to a mobile home park in the RB (General Residential) zone. There is a vegetated drainage area between the mobile homes and the subject property.

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The required stream buffers are provided for Hines Branch on the north side of the property.

b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures to the east and the vegetated drainage area that is predominantly located on the adjacent property.

c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for 31 attached and 1 detached house. The mix of house sizes and price points are to be determined by the developer.

3) NORTH COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.9 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.

Action: Approved with Conditions

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the development plan for a 32-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 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: