

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-B-25-DP
Application Filed: 2/24/2025
Applicant: RIVERGATE, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of S Northshore Dr, east of River Sound Dr

Other Parcel Info.:

Tax ID Number: 154 082 (PART OF) **Jurisdiction:** County

Size of Tract: 1.06 acres

Accessibility: Access would be via S Northshore Drive, a major arterial with a pavement width which varies between 20-ft and 22-ft within a right-of-way which varies between 70-ft and 95-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Detached residential house **Density:**

Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by residential land uses and its proximity to the Tennessee River. The residential uses are single family dwellings on small lots in a suburban development pattern. Many dwellings have direct access to the river, and existing infrastructure such as Northshore Drive reflects the river's course through the area. The commercial node at Northshore Town Center off I-40 is about 1.75 miles to the east.

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

Street: 0 S NORTSHORE DR

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: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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 for 1 single family house and a peripheral setback reduction along the western and southern property lines from 35 ft to 25 ft, subject to 3 conditions.

Staff Recomm. (Full):

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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 to create 1 single family house on a 1.06 acre lot on S Northshore Dr east of River Sound subdivision.

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), F (Floodway) zones:

- 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. The density is based on the PR portion of the property, which is 0.41 acres. The proposed density is 2.44 du/ac, which is in conformance with the approved density of 4 du/ac.
- C. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft when the subject property abuts property in the PR zone, among others. The property has PR zoning on all sides and is further constrained by the lake. The applicant requests a reduction to the peripheral setback from 35 ft to 25 ft on the western and southern boundary lines as shown on the plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. - The proposed single-family residences are similar to the other single-family residential subdivisions in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

- A. The property is classified as SR (Suburban Residential). Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. The lot's buildable area is 17,787 sq ft and is similar to other single-family lots in the area.

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. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the development plan for 1 single family house and a peripheral setback reduction along the western and southern property lines from 35 ft to 25 ft, subject to 3 conditions.

Date of Approval: 4/10/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**