

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-C-23-DP Related File Number:
Application Filed: 2/27/2023 Date of Revision:
Applicant: SHAWN SMITH

PROPERTY INFORMATION

General Location: North side of High Meadow Dr, east side of Lovell Rd
Other Parcel Info.:
Tax ID Number: 118 I F 002.01 **Jurisdiction:** County
Size of Tract: 1.21 acres
Accessibility: Access is via High Meadow Dr, a local road with a pavement width of 24-ft within a right-of-way width of 62-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District), NWCO-4 & H
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

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

Street: 0 HIGH MEADOW DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2022, this property was rezoned from RA (Low Density Residential), TO (Technology Overlay), PC (Planned Commercial) to PR (Planned Residential), TO (Technology Overlay).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), NWCO-4 & HP (Hillside Protection)

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 three single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the east lot line of Lot 3, as depicted on the site plan, subject to 3 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.
- 3) Lots 1 and 2 must share a driveway access point, as shown on the development plan.

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 three single family lots (Lot 1- 0.29 acres, Lot 2- 0.32 acres, Lot 3- 0.60 acres) on Lovell Rd and High Meadow Dr from a 1.21-acre vacant lot. Lot 3 is requesting to reduce the 35-ft peripheral setback down to 15-ft on the eastern lot line. The planning commission may reduce this setback to 15-ft. The property is zoned PR up to 3 du/ac zone. Access for all three lots will be on High Meadow Dr, and lots 1 & 2 must share a driveway access point.

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 / TO (Technology Overlay):

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 3 du/ac. The proposed density is 2.5 du/ac.

C. The TO overlay is not applicable for this development plan. It only requires review by the TTCDA (Tennessee Technology Corridor Development Authority) for all non-single family residential developments.

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 attached residential structures will have a similar scale as the other residential development in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified (Mixed Use-Special District, Northwest County-4), which allows medium density residential at densities up to 5-12 du/ac. The proposed development has a density of 2.5 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 for three single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the east lot line of Lot 3, as depicted on the site plan, subject to 3 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:

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: