

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-D-23-DP Related File Number: 4-SC-23-C
Application Filed: 2/27/2023 Date of Revision:
Applicant: REBECCA WALLS

PROPERTY INFORMATION

General Location: Northwest side of W Emory Road, northeast of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 76 018,021 Jurisdiction: County
Size of Tract: 67.32 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection), S
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 W EMORY RD
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: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Poplar Farms
No. of Lots Proposed: 143 **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 detached residential subdivision with up to 143 dwellings on individual lots, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Providing a Type 'B' landscape screen, or equivalent, along the external boundary of the common area lot where the clubhouse is located (see Exhibit C).

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 2.2 du/ac:

- a) The PR zone allows detached 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 2.2 du/ac. The proposed density is 2.12 du/ac.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 6.1, Encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors, and
Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat — The site has very steep slopes on the northern portion of the property leading down to Clinch River. The PR zoning condition requires all 25% slopes or greater on the north side of the property to remain undisturbed.
- b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities — The development will consist of detached houses with a similar scale as other nearby residential uses.
- c) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments — The development will consist of detached houses. The existing residential development on W. Emory Road is on larger, rural residential lots. This development diversifies the housing mix in the area and should provide different price points.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified as RR (Rural Residential) and HP (Hillside Protection).
- b) The RR land use allows consideration of up to 2-3 du/ac, consistent with the recommendations of the Growth Policy Plan. The proposed density is 2.12 du/ac.
- c) There are approximately 65.95 acres in the HP (Hillside Protection) area. The steepest slopes on the northern portion of the site. The slope analysis recommends disturbing no more than 37.7 acres in the HP area. Approximately 30 acres of HP area will be disturbed. This proposal is consistent with the HP recommendations.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.
- b) The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered

as an extension of low density residential development if the property is PR, sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.

Action: Approved with Conditions **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve the development plan for a detached residential subdivision with up to 143 dwellings on individual lots, 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:

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:**