

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 4-E-22-UR                      **Related File Number:** 4-SC-22-C  
**Application Filed:** 3/8/2022                      **Date of Revision:**  
**Applicant:** MATTHEW BLACKMON / BLACKMON CONSTRUCTION SERVICES, INC.

## **PROPERTY INFORMATION**

**General Location:** Southeast side of E. Emory Road, east side of Thomas Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 29 058    **Jurisdiction:** County  
**Size of Tract:** 1.94 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** SFR (Single-Family Residential) & AgForVac (Agriculture/Forestry/Vacant Land)  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 4904 E. 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:**  
**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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for an attached residential subdivision with up to 9 lots, a peripheral setback of 25 ft along the side lot lines for lots 1 and 3, and a 10 front yard setback when the front lot line is adjacent to the common parking lots, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2) The maximum height of the primary structures shall be 35 feet.

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-dwelling development (townhouses) 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 4.92 du/ac with the right-of-way dedication removed from the total lot area.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.
- d) 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 is requesting a 25 ft peripheral setback along the side lot lines of lots 1 & 3. Since the structures on these two lots face E. Emory Road, these 25' peripheral setbacks will be side yards, which typically have a smaller setback than front and rear yards.
- e) The Planning Commission has the authority to approve a front setback less than 20 ft for residential uses other than houses, except that the front setback cannot be less than 15 ft from a street or road right-of-way. Since this is an attached residential development and there is a parking lot between the lots and the road right-of-way, the Planning Commission can approve the requested 10 ft front setback.

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) – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties.

3) NORTHWEST 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 4.92 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

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the development plan for an attached residential subdivision with up to 9 lots, a peripheral

setback of 25 ft along the side lot lines for lots 1 and 3, and a 10 front yard setback when the front lot line is adjacent to the common parking lots, subject to 2 conditions.

**Date of Approval:** 7/14/2022      **Date of Denial:**      **Postponements:** 4/14/2022, 6/9/2022  
**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:**