

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-E-23-DP Related File Number: 4-SD-23-C
Application Filed: 2/28/2023 Date of Revision:
Applicant: CHARLES DEFOE

PROPERTY INFORMATION

General Location: West side of Brakebill Road, south of Suncrest Ln
Other Parcel Info.:
Tax ID Number: 72 D C 002,001.01 Jurisdiction: County
Size of Tract: 4.19 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Sector Plan: East County Sector Plan Designation: MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 317 BRAKEBILL 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: MDR (Medium Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brakebill Ridge
No. of Lots Proposed: 28 **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 up to 28 attached dwelling units, subject to 2 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height for the attached houses shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for use on review approval.

Comments:

PERIPHERAL SETBACK

15 ft – Lots 1-13, northern boundary line; Lot 14-16, western boundary line, and Lots 27 & 28, southern boundary line
20 ft – Lots 19 & 20, southern boundary line
25 ft – all other boundary lines

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 7 du/ac:

- a) The PR zone allows houses and attached 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 7 du/ac. The proposed density is 6.6 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 is peripheral setback reductions as outlined in the staff comments above.
- d) The Planning Commission determines the maximum height for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

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. The proposed peripheral setback reductions should have minimal impact on adjacent properties because of similar construction types, only portions of buildings extending furthest into the rear yard space, and existing vegetation.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development includes attached houses. The existing residential development in the area consists predominantly of detached houses on single family and rural residential lots, and some attached houses to the north. This development will help diversify the housing stock in the general area.

3) EAST COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The development will have a density of 6.6 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 up to 28 attached dwelling units, 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:**