

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-F-24-DP Related File Number: 4-SD-24-C
Application Filed: 2/26/2024 Date of Revision:
Applicant: BODAK, LLC

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr, west side of Harvey Rd
Other Parcel Info.:
Tax ID Number: 169 008 Jurisdiction: County
Size of Tract: 4.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bodak LLC on Northshore Drive
No. of Lots Proposed: 14 **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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for up to 14 detached houses on individual lots and a peripheral setback reduction to 15' along the eastern boundaries of lots 7-10 and common area 3, 20' along the western boundaries of lots 1- 4 and common area 2, and 25' along the rear and south side of the property, as shown on the site plan, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 3 du/ac:

A. The PR zone allows detached dwellings 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 proposed density for the subject parcel is 3 du/ac. The effective density for the 24-acre larger development that includes the Oaks subdivision is less than 3 du /ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to not less than 15 ft when adjacent to residential zones. The applicant is requesting a peripheral setback of 15 ft to 25 ft, as shown on the site plan. Staff recommends approval because this should have minimal impact on adjacent 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) – Detached houses will be consistent with the surrounding properties.

3) SOUTHWEST COUNTY SECTOR PLAN

A. The property has the LDR (Low Density Residential) land use classification, which allows consideration of up to 5 du/ac. The proposed development has a density of 3 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 with Conditions

Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the development plan for up to 14 detached houses on individual lots and a peripheral setback reduction to 15' along the eastern boundaries of lots 7-10 and common area 3, 20' along the western boundaries of lots 1- 4 and common area 2, and 25' along the rear and south side of the property, as shown on the site plan, subject to 1 condition.

Date of Approval: 4/11/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: