

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-G-24-DP Related File Number: 4-SE-24-C
Application Filed: 2/26/2024 Date of Revision:
Applicant: HEARTLAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of E. Governor John Sevier Hwy, west of French Rd
Other Parcel Info.:
Tax ID Number: 111 058,036.05 Jurisdiction: County
Size of Tract: 36.87 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 0 E GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) < 4.5 du/ac, PR(k) (Planned Residential) < 3.9 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), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Prices Point
No. of Lots Proposed: 151 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 145 detached houses on individual lots, subject to 1 condition.
Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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):

- a) The PR zone allows 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 property has two PR zone districts; 18.796 acres are zoned PR up to 3.9 du/ac, and 17.481 acres are zoned PR up to 4.5 du/ac. The proposed density in each PR zone district are in compliance with the maximum allowed.
- c) There are two conditions of the PR zoning: 1) Maintain a tree buffer with a 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete, and 2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.
- d) Condition #6 requires a landscape plan to be submitted for Planning staff approval during the design plan phase.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) The General Plan’s development policy 4.2 encourages vehicle and pedestrian connections between subdivisions. This proposal includes a right-of-way stub out to the vacant property to the north.
- b) Providing vegetated screening along the Governor John Sevier Highway frontage aligns with policy 6.8, which calls to protect the scenic vistas of ridges and valleys.
- c) Policy 9.3 calls to encourage the scale of new development to be compatible with existing neighborhoods and communities. The development will consist of detached houses, which are consistent with other nearby residential developments.

3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed gross density is 4.0 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: 4/11/2024

Details of Action:

Summary of Action: Approve the development plan for up to 145 detached houses on individual lots, 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:

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: