

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-H-24-DP Related File Number:
Application Filed: 2/27/2024 Date of Revision:
Applicant: HENSON DEVELOPMENTS LLC

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr, northeast of Vicar Ln
Other Parcel Info.:
Tax ID Number: 133 G C 006 Jurisdiction: County
Size of Tract: 3.86 acres
Accessibility: Access is via Westland Drive, a minor arterial street with a 20-ft pavement width within a 52-ft to 63-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached townhouses on a single lot Density: 11.91 du/ac
Sector Plan: West City Sector Plan Designation: MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This is a residential area comprised of single family detached homes and townhome subdivisions.

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

Street: 0 WESTLAND Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning from PR (Planned Residential) up to 8 du/ac to PR up to 12 du/ac was approved in 2023 (4-U-23-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
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 up to 46 attached townhomes and the reduction of the peripheral setback to 20 ft along the western boundary and to 15 ft along the northeast boundary (behind unit 28), subject to 5 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) The maximum height of the townhouse structures shall be 35 feet.
- 4) Installation of the landscaping shown on the landscaping plan (sheet L1.0), and in addition, installing a Type 'C' landscape screen (Exhibit B) along the peripheral boundary adjacent to units 27 – 38.
- 5) All landscaping shall be located outside of sight distance triangles for the proposed access and the adjacent access to the east.

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 12 du/ac:

- a) The intent of the PR zoning district is to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas are characterized by a unified building and site development program with open space for recreation and/or other amenities.
- b) The proposed attached townhome development is defined in the zoning ordinance as a multi-dwelling development since the dwellings are on a single lot. Multi-dwelling developments are a permitted use in the PR zone.
- c) 46 units are proposed on a 3.86-acre parcel. The resulting density is 11.95 du/ac.
- d) The area regulations for the PR zone state that all buildings shall be set back from the peripheral boundary by no less than 35 ft unless the lot is adjacent to certain zones, such as the RA (Low Density Residential) zone. In such instances, the Planning Commission may reduce the peripheral setback to no less than 15 ft. This applicant is requesting a peripheral setback of 20 ft along the western lot line and 15 ft along the northeast lot line to the rear of unit 28. The adjacent zones are RA, so the Planning Commission may grant this reduction.
- e) The applicant proposes landscape screening adjacent to structures on adjacent lots (sheet L1.0). Staff is recommending a Type 'C' landscape screening where the applicant is requesting a peripheral setback reduction, and the rear of townhouses faces that peripheral boundary (condition #4).

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 8.1 encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels. The proposed 46 townhomes will be developed on five merged single-family lots that have been cleared and vacant since 2018.
- b) Policy 8.3 recommends focusing on design quality and neighborhood compatibility in reviewing development proposals. The development plan is well designed for community cohesion and is compatible with the townhome communities located directly across Westland Drive.
- c) Policy 10.11 recommends deeper setbacks and landscape buffers where new development abuts lower density housing. Landscape screening is recommended where the peripheral setback is being reduced.

3) WEST CITY SECTOR PLAN

a) The sector plan land use classification for the property is MDR (Medium Density Residential), which allows consideration of up to 12 du/ac in the County. The proposed density is consistent with that threshold.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundaries of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development, promote expansion of the economy, offer a wide range of housing choices, and coordinate public and private sector actions with regards 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: Approve per staff recommendation, with the revision of condition #4 to require the installation of a Type 'B' Landscape screen along the peripheral boundary adjacent to units 27 – 38.
Summary of Action: Approve per staff recommendation, with the revision of condition #4 to require the installation of a Type 'B' Landscape screen along the peripheral boundary adjacent to units 27 – 38.
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: