

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-A-23-DP Related File Number: 5-SB-23-C
Application Filed: 3/27/2023 Date of Revision:
Applicant: CHRIS SHARP URBAN ENGINEERING, INC. COLE MURPHY

PROPERTY INFORMATION

General Location: South side of Hammer Road, west of Brakebill Road
Other Parcel Info.:
Tax ID Number: 72 267 Jurisdiction: County
Size of Tract: 64.38 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 521 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/O (Medium Density Residential/Office), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brakebill Road Subdivision
No. of Lots Proposed: 96 **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 96 attached residential dwellings on individual lots for Phase 2 of the Brakebill Road Subdivision, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing continuous landscape screening along the Hammer Road frontage that is consistent with the intent of the Type B landscape screen (see Exhibit A). The landscape screen may consist of mature existing evergreen and deciduous trees, or newly planted trees. A landscape plan must be approved by Planning staff during the design plan phase. A tree protection plan must be provided for trees that will be maintained.
- 3) The maximum height of the attached dwellings shall be 35 feet.

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:

Landscape Screening

Staff is recommending that landscape screening be provided along the Hammer Road frontage. This was not a requirement of the 2020 concept plan because this location had detached residential lots. The landscape screening can consist of existing and new trees. A landscape plan must be approved by Planning staff during the design plan phase.

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 9 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) This PR zone district is approved for a maximum of 9 du/ac. The proposed density is 3.2 du/ac for the entire development.
- c) 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, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- Staff is recommending a maximum height of 35 ft for the attached dwellings, which is consistent with the allowed height on adjacent properties.
- c) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – Phase 2 includes only attached residential houses, but the overall development includes detached and attached houses, providing the opportunity for a mix of housing sizes and prices.

3) EAST COUNTY SECTOR PLAN

- a) The property is classified MDR/O (Medium Density Residential/Office), which allows residential development up to 12 du/ac, and office uses. The development will have a density of 3.2 du/ac for the entire development.

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:** 5/11/2023

Details of Action:

Summary of Action: Approve the development plan for up to 96 attached residential dwellings on individual lots for Phase 2 of the Brakebill Road Subdivision, subject to 3 conditions.

Date of Approval: 5/11/2023 **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: