

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 5-C-24-DP Related File Number: 5-SE-24-C
Application Filed: 3/26/2024 Date of Revision:
Applicant: JOHN RICHARD PATTERSON, PE

PROPERTY INFORMATION

General Location: West side of Ridge Climber Rd, west of Foot Path Ln
Other Parcel Info.:
Tax ID Number: 154 002 Jurisdiction: County
Size of Tract: 22.07 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 9900 WESTLAND DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), PR(k) (Planned Residential)
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: Westland Oaks
No. of Lots Proposed: 68 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 68 attached dwellings on one lot, subject to 3 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) The maximum height of the townhouse structures shall be 35 feet.
3) Installing a Type 'B' landscape screen (Exhibit C) along the eastern boundary of phase 3, as shown on the concept plan (sheet C2-00). The detailed landscape plan shall be reviewed and approved by Planning staff during the design plan phase.

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 3 du/ac:

a) The PR zone allows 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) The proposed density for Westland Oaks, Phases 1, 2, and 3, is 3.06 du/ac. The reason the overall density for Westland Oaks is greater than 3 du/ac is that most of the property in Phase 2 is zoned PR up to 5 du/ac. The transfer of density between PR zone districts is currently not allowed; however, in 2020, when Phase 3 was originally approved, the transfer of density between PR districts within the same development was allowed. Based on the combined PR zone districts within Westland Oaks, the maximum number of dwelling units is 331 (3.9 du/ac). If phase 3 is approved as proposed, Westland Oaks will have 259 dwelling units.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) This proposal clusters the development to preserve the steep slopes on the east side of the property, consistent with policy 6.4.

b) A Type 'B' landscape screen is provided along the eastern lot line, between the proposed attached houses and the houses along Ridge Climber Road, consistent with policy 10.11, which recommends landscape buffers where new development abuts lower density housing (Development Plan condition #3).

c) The scale of new development is encouraged to be compatible with existing neighborhoods and communities (policy 9.3). The PR zone has a maximum height of 35 ft for houses, with all other uses determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the allowed height on adjacent properties (Development Plan condition #2).

3) SOUTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density for the subject site is 3.07 du/ac, and the gross density is 3.06 du/ac for all units of Westland Oaks.

B) There are 18.6 acres of the 22.14-acre property in the HP (Hillside Protection) area. The slope analysis recommends a maximum of 10.1 acres (54.3 percent) of land disturbance within the HP area. This proposal disturbs 10.08 acres of the HP area.

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:** 5/9/2024

Details of Action:

Summary of Action: Approve the development plan for up to 68 attached dwellings on one lot, subject to 3 conditions.

Date of Approval: 5/9/2024 **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: