

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 5-J-25-DP **Related File Number:** 5-SE-25-C
Application Filed: 3/24/2025 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Pickens Gap Rd, east of Tarklin Valley Rd
Other Parcel Info.:
Tax ID Number: 150 044,04402,04403,04404,04405,04406,04407,04408,0 **Jurisdiction:** County
Size of Tract: 83.77 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: South County **Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 PICKENS GAP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: PICKENS GAP ROAD SUBDIVISION
No. of Lots Proposed: 168 **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 160 detached residential lots and 8 "estate" lots (168 total), as shown on the development plan, subject to 3 conditions.
Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance and the two zoning conditions (4-V-24-RZ).
2) The land disturbance for Lot-11 through Lot-17 (estate lots) shall not exceed the acreage provided on sheet C-201.
3) The maximum number of dwelling units shall be based on the surveyed acreage of the subject property prior to any dedication of public right-of-way, as presented on the final plat(s). If the surveyed acreage is less than 84 acres, the number of dwelling units (lots) shall be reduced so as not to exceed the approved density for this PR (Planned Residential) district, 2 du/ac.

With the conditions noted, this plan meets the requirements for approval in the PR zone 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(k) (Planned Residential) up to 2 du/ac with conditions.

A. The PR zone allows detached 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 is 1.99 du/ac.

C. There are two zoning conditions: 1) There can be no grading within the 35-ft non-disturbance vegetation zone along the north property line, and 2) where there is no existing vegetation (trees) in the 35-ft non-disturbance vegetation zone, a Type 'B' landscape screen is required. Staff recommend that high-visibility fencing be installed and maintained at the edge of the non-disturbance zone before grading activities begin to help ensure this area remains undisturbed. Planning staff must review and approve a landscape plan for the non-disturbance area. The existing vegetation along the fence line will be protected by the non-disturbance zone, and new trees will be planted where existing vegetation does not exist or meet the intent of the Type 'B' landscape screening guidelines.

D. The site has several environmental constraints, including a stream along the Pickens Gap Road frontage and two ridge features with steep slopes. The zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) and RC (Rural Conservation) place types with HP (Hillside Protection) on the Future Land Use Map. RL areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that support agriculture and civic uses. RC areas are primarily made up of single family residential with lots smaller than typical rural lots in a conservation pattern that preserves 50 percent or more open space. These areas may also include attached residential in a conservation pattern. The portion of the site with the RC place type is limited to approximately 11.7 acres in the southeast corner of the site on the steep upper slopes of the ridge.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes and larger estate lots is consistent with the RL place type.

C. The estate lots are 5 acres or more with a proposed disturbance limitation of approximately 30 percent of the site area (1.75 acres). This will preserve more than 50 percent of the site, consistent

with the RC place type.

D. The proposal conforms to the form attributes of the RL and RC place types, which recommend building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The 84.56-acre site has 51.7 acres of HP (Hillside Protection) area. The slope analysis recommends disturbing no more than 16 acres (31 percent) of the HP area. The grading required for the subdivision will disturb 6.18 acres. The applicant proposes disturbance limitations for the estate lots on plan sheet C-201, totaling 15 acres. Combined, the proposed disturbance in the HP area is approximately 21 acres. While this exceeds the recommended disturbance by 5 acres, most of the disturbed area is at the toe of the ridges where the slopes are less steep. This is consistent with Policy 7, which is to conserve and connect natural features and habitats.

B. Widening the Pickens Gap Road pavement width is consistent with Policy 9, to coordinate infrastructure improvements with development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18-ft pavement.—The proposed density is 1.99 du/ac, will be serviced by sanitary sewer, and will be located on a collector road with a minimum pavement width of 18 ft once Pickens Gap Road is widened as required.

Action: Approved with Conditions

Meeting Date: 5/8/2025

Details of Action:

Summary of Action:

Date of Approval: 5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: