

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 an attached residential subdivision with up to 27 lots and reduction of the peripheral setback to 15 ft to 25 ft as described in the staff comments, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the primary structures shall be 35 feet.

Comments:

PERIPHERAL SETBACK

15 ft – northern boundary of lots 1-14, eastern boundary of lot 18, and southern boundary of lots 26 and 27

24 ft – southern boundary of lot 19

25 ft – all other boundary lines

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 7 du/ac:

- a) The PR zone allows attached-dwelling development (townhouses) 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 7 du/ac. The proposed density is 6.4 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.
- d) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting peripheral setback with a range of 15 ft to 25 ft. The requested 15 ft peripheral is mainly along the northern boundary, which is adjacent to a multi-family development in the City with zoned RN-5 (General Residential Neighborhood) zoning. The other reductions to 15 ft and 24 ft are only for a small portion of structures that would extend into the 25 ft peripheral around the rest of the development. The adjacent property to the south is zoned A (Agricultural) with a wooded area between the house on that property and the subject development.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties. The proposed peripheral setback reductions should have minimal impact on adjacent properties because of similar construction types, only portions of buildings extending the furthest into the rear yard space, and existing vegetation.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The development will have a density of 6.4 du/ac.

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

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the development plan for an attached residential subdivision with up to 27 lots and reduction of the peripheral setback to 15 ft to 25 ft as described in the staff comments, subject to 2 conditions.

Date of Approval: 7/14/2022

Date of Denial:

Postponements: 6/9/2022

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: