

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-B-23-DP Related File Number: 6-SB-23-C
Application Filed: 4/24/2023 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: South side of Hardin Valley Dr, south of Brighton Farms Blvd
Other Parcel Info.:
Tax ID Number: 117 034 Jurisdiction: County
Size of Tract: 31.22 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 HARDIN VALLEY 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: RR (Rural Residential), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cruz Farms
No. of Lots Proposed: 62 **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 62 dwellings on individual lots, subject to 2 conditions.
Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) 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:

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 2 du/ac:

- a) The PR zone allows attached 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 2 du/ac. The proposed density is 1.99 du/ac.
- 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 6.2 & 6.3, Compliment natural landforms when grading and minimize grading on steep slopes and within floodways. Encourage development in areas with the fewest environmental constraints. – The property has approximately 19.64 acres within the Hillside Protection (HP) area, and the recommended maximum disturbance is 6.4 acres. The proposed disturbance within the HP area is 3.6 acres. The development is clustered in the northeast portion of the site, outside the identified wetland and the majority of the steep slopes.
- b) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat. – There is a wetland on the west side of the property and steep slopes on the south side. This proposal clusters the dwelling units out of these areas.
- c) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed attached dwellings should have a similar scale as the other residential development in the area.
- d) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This proposal is for attached residential dwellings only, however, there are two distinct sizes. The mix of house sizes and price points is to be determined by the developer.
- e) Policy 10.11, Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing. – The development directly across Hardin Valley Drive has a significant amount of open space along Hardin Valley Drive. The abutting development to the east has detached single-family houses with a built density of approximately 2.8 du/ac. The proposed townhouses closest to the abutting development will be 10-15 ft lower than the adjacent houses, minimizing the visual impact. As the townhouses come closer to the same grade as the adjacent houses, a greater setback is provided.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified RR (Rural Residential) & HP (Hillside Protection).
- b) The RR land use allows consideration of up to 2 du/ac. This proposal has a density of 1.99 du/ac.
- c) Approximately 19.64 acres of the 31-acre site is within the Hillside Protection (HP) area, and the

recommended maximum disturbance is 6.4 acres, according to the slope analysis. The proposed disturbance within the HP area is 3.6 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. 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.
- b) The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR, sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.
- c) Hardin Valley Drive is a minor arterial street.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the development plan for an attached residential subdivision with up to 62 dwellings on individual lots, subject to 2 conditions.

Date of Approval: 6/8/2023 **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:**