

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 up to four (4) attached townhouses, subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a minimum 3-FT side setback on the south property line and a 5-FT side setback on the north property line.
3. Providing the 35-FT peripheral setback.
4. Reducing the front setback, from the shared lot line with the common area/access easement to the dwelling unit, as necessary to obtain the required peripheral setback and provide the necessary functionality of the driveway system, subject to approval by Planning Commission staff and Knox County Engineering and Public Works during permitting. The approved front setback shall be noted on the final plat.
5. Reducing the driveway widths and lengths to the maximum extent possible during permitting with review and approval by Planning Commission staff and Knox County Engineering and Public Works.
6. Revising the building elevations to reflect the proposed 4-unit townhouse structure and maintaining a similar design as shown in the example duplex renderings, with review and approval of Planning Commission staff during permitting.
7. Obtaining a lot width variance from 25-FT to 18-FT from the Planning Commission during the Final Plat approval process.
8. Obtaining approval for the proposed access as an Alternative Access Standard (Section 3.03.G.) from the Planning Commission during the Final Plat approval process.
9. Providing landscaping between the parking area and the Idlewood Lane right-of-way as proposed.
10. Meeting all applicable requirements of Knox County Department Public Works and Engineering.
11. Meeting all applicable requirements of Knox County Codes Administration and Enforcement.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PR (Planned Residential) zoning district, as well as the criteria for approval of a use on review.

Comments:

This proposal is for four (4) attached townhouses on this .3-acre parcel at a density of approximately 13 du/ac. The Idlewood Townhouse development was zoned PR (Planned Residential) up to 7 du/ac in 1972 (11-N-72) and in 1977 a Use on Review (UOR) development plan was approved to allow up to 175 townhouses (77-K-6). The development has slowly built out over the years and while many of the individual groupings of townhouses exceed the maximum zoning density of 7 du/ac, the overall density of the development has remained under 7 du/ac because the road system counts as part of the overall acreage as well as the open spaces.

The overall development currently has 171 units and with the addition of the 4 proposed units, the development will reach the maximum of 175 units. The 1977 UOR application stated the development size is 25 acres, however, it appears the development is 26 acres which would allow for an additional 7 units to be constructed on the remaining vacant lots with a new UOR approval.

The applicant is requesting a reduction of the peripheral setback from 35-FT to 15-FT. The development has a platted 35-FT peripheral setback and the existing townhouses have maintained this setback. When this development was approved, the Planning Commission did not have the authority to reduce the peripheral setback. The adjacent subdivision to the west has single-family houses with deep lots except for the house lot immediately behind the subject site because it is at the end of a cul-de-sac. Because all of the existing townhouses have maintained the 35-FT setback and the scale of the proposed townhouse structure, Staff is recommending the 35-FT peripheral setback be maintained.

The 4 parking spaces and driveway are in a common area with an access easement so the front lot line of the townhouse lots are approximately 49-FT from the front property line along Idlewood Lane. The applicant is proposing a 20-FT front setback from the common area, however, this can be reduced

to as little as a 0-FT setback because these are not single-family houses and the access easement over the common area is not a street or road right-of-way. The dimensions of the proposed driveway and parking area do not need to meet the minimum dimensional standards in the off-street parking regulations of the zoning ordinance (Section 3.51) because a parking lot is defined as having 6 or more spaces. The driveway and parking area must meet the general driveway width standards for residential uses and functionally operate.

The proposed townhouse structure is 3 stories tall including the basement/garage level. The color renderings of the duplex are what the applicant is using as inspiration for the design of the 4-unit townhouse structure. The line drawing shows the general layout of the structure, roofline, and the massing and height of the structure.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MDR (Medium Density Residential) on the Southwest County Sector Plan, which allows consideration of up to 12 du/ac. While the four proposed townhouses on .3 acres has a density greater than 12 du/ac, the overall Idlewood Townhouse development is less than 12 du/ac.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

B. The PR zone allows lots that are less than 3,000 sqft in size if common area is provided and maintained by a homeowners association and approved by the Planning Commission.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This townhouse development was developed over several decades and by different buildings so there is no consistent architectural character, height, or siting of the structures. The adjacent townhouse structure is two stories tall and has parking located in the front yard. In other townhouse groupings, the parking is located to the rear.

B. The proposed structure is 3 stories including the basement/garage with parking in the front yard. The structure is located further away from the north property line which has a 2-story townhouse structure and closer to the south property line which has a tennis court.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. With the recommended conditions, the proposed townhouses should not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The 4-unit townhouse development will not add a significant amount of traffic to the local street and has no other access.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed recovery housing use.

Action: Approved **Meeting Date:** 6/10/2021

Details of Action:

Summary of Action: APPROVE the development plan for up to four (4) attached townhouses, subject to 12 conditions.

Date of Approval: 6/10/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: