



**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 59 attached dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installing the proposed landscape screening as shown on the development plan before issuance of the first building permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee the installation.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

Comments:

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 Northwest County Sector Plan recommends LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR land use allows consideration of up to 5 du/ac. The boundary of this proposal is not within the HP area.

B. The property is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 5 du/ac.

C. The proposed density is 2.38 du/ac for the acreage associated with this request. The gross density of the overall development is 4.94 du/ac. The proposed density is consistent with the sector plan and growth policy plan.

D. The Knoxville-Knox County General Plan 2033 (General Plan), Development Policies 9.3—Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. – The proposed attached houses are 1- to 2-stories with front-facing garages, consistent with most detached houses in the subdivision.

E. The General Plan, Development Policies 9.8-- Encourage a mixture of housing sizes and prices within planned residential developments.—The original master plan did propose a mix of housing types; detached houses and multi-family. The inclusion of attached residential houses further diversifies the housing sizes and prices.

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.

B. The property is zoned PR up to 5 du/ac. The proposed density is 2.38 du/ac for the acreage associated with this request. The gross density of the overall development is 4.94 du/ac.

C. The proposal clusters density away from the steep slopes and Hickory Creek floodplain to the north.

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. The proposed attached houses are 1- to 2-stories with front-facing garages, consistent with most detached houses in the subdivision.

B. The 20 ft front setback is consistent with the rest of the subdivision.

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

A. The proposed attached residential dwellings are compatible with the surrounding residential uses and will not significantly impact the value of the adjacent property.

B. The proposed landscaping around the external boundary of the attached residential development will provide a buffer to the nearby detached houses.

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

A. It is projected that 10-13 additional vehicles will use the neighborhood streets during peak hours with the proposed attached houses in comparison to the previously approved detached houses.

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 use.

**Action:** Approved

**Meeting Date:** 6/9/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 59 attached dwelling units on individual lots, subject to 2 conditions.

**Date of Approval:** 6/9/2022

**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:**