

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-F-23-DP **Related File Number:**
Application Filed: 4/24/2023 **Date of Revision:**
Applicant: SERGHEY BOTEZAT

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, south side of Schaad Rd, west of Amherst Rd
Other Parcel Info.:
Tax ID Number: 92 00405 **Jurisdiction:** County
Size of Tract: 3.932 acres
Accessibility: Access is via Schaad Road, a median divided minor arterial within a right-of-way that varies in width from 91 to 100 ft; and via Ball Camp Pike, a major collector with a 20-ft pavement width within a right-of-way that varies from 50 to 58 ft in width in this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:** 8.14 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area consists primarily of single-family residential uses. It is across the street from Amherst Elementary School, and the latest phase of the Schaad Road extension project begins less than a half a mile to the west.

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

Street: 0 BALL CAMP PIKE
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: The property was rezoned from A to PR < 8.2 du/ac in May 2023 (4-L-23-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category:

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 the multi-dwelling development with attached and detached houses with up to 32 dwelling units and a reduction of the peripheral setback from 35 ft to 30 ft, subject to 10 conditions.

- Staff Recomm. (Full):
- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
 - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 3) Providing a Type 'B' landscape screen (Exhibit A) along the west and south property lines adjoining residential uses. Landscaping along or near the stream must be located per the requirements of Knox County Engineering and Public Works.
 - 4) Providing a Type 'C' landscape screen (Exhibit B) along the Schaad Road frontage.
 - 5) Planning Commission staff must review and approve the landscape plan before permits are issued.
 - 6) Providing turnarounds at the northeast and southwest driveway termini per the Knox County Engineering and Public Works requirements during permitting.
 - 7) Providing a sidewalk from Schaad Road to the internal sidewalk system.
 - 8) The maximum height for the multi-dwelling development shall be 35 feet.
 - 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 10) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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: This proposal is for a 32-unit multi-dwelling development on this 3.932-acre property at a density of 8.14 du/ac. There are 30 attached and 2 detached houses. The property was rezoned in May 2023 from A (Agricultural) to PR (Planned Residential) up to 8.2 du/ac (4-L-23-RZ).

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 8.2 du/ac:

A. The PR zone allows multi-dwelling developments 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 property was rezoned to PR up to 8.2 du/ac in May 2023 (4-L-23-RZ) with a condition of providing a Type 'B' landscape screen along shared lot lines with A (Agricultural) zoned properties. This intends to provide a buffer to the adjacent single-family residential uses, as mentioned in the staff comments, not the church property to the east. The condition of approval requires landscape screening along shared lot lines with single-family uses. However, the developer should consider adding landscaping along the eastern lot line as well for the privacy of the residents.

C. This proposal has a density of 8.14 du/ac.

D. 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 multi-dwelling development, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- A. Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – Staff is recommending a maximum height of 35 ft, which is consistent with the maximum height on surrounding properties, and landscape screening per the zoning condition.
- B. Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This development will introduce a new residential type to the area, resulting in a greater mix of housing options.
- C. Policy 11.4, Create gradual zoning transition patterns by placing medium-intensity zones and uses such as offices, condominiums, and community buildings between single-family residential areas and higher-intensity uses. Require landscaping, screening, earth berms, walls, and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible. – While there are not higher-intensity uses in the section of Schaad Road, such as commercial, there is a church to the east and an elementary school to the north. The proposed attached house development provides a transition from Schaad Road to the lower-intensity residential uses along Ball Camp Pike.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is within the MDR (Medium Density Residential) land use classification, which allows consideration of a maximum of 12 du/ac. This proposal has a density 8.14 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 and 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 with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the development plan for the multi-dwelling development with attached and detached houses with up to 32 dwelling units and a reduction of the peripheral setback from 35 ft to 30 ft, subject to 10 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:**