

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-G-22-UR **Related File Number:** 6-SD-22-C
Application Filed: 4/25/2022 **Date of Revision:**
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Andes Rd., north side of Troutman
Other Parcel Info.:
Tax ID Number: 105 A A 017 & 022 **Jurisdiction:** County
Size of Tract: 14.61 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: RR & AgForVac
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR - pending
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8531 Troutman Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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 a residential subdivision with up to 91 attached dwellings and 5 detached dwellings, a reduction of the peripheral setback to 25 ft, and an 18.5 ft front yard setback for lots 29-54, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a privacy fence along the east, west, and northwest boundary lines, located to the rear of lots 11-28 and 55-84, and on the outside of the road curve opposite of lot 2, as shown on the Concept Plan.
- 3) Installing the proposed sidewalk on at least one side of all streets and meeting all applicable ADA design standards.
- 4) The maximum height of the attached dwellings shall be 35 feet.

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 7 du/ac:

a) The PR zone allows detached- and 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 7 du/ac. The proposed density is 6.57 du/ac. The density from Lot 1 is being transferred to the Andes Hill Subdivision. Lot 1 is being approved to allow the two existing houses to remain on the single lot, or they could be subdivided onto separate lots.

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 for the attached dwellings, which is consistent with the maximum height 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 a peripheral setback of 25 ft and proposes to install a privacy fence along the boundaries when the attached dwellings are adjacent to residential uses.

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 for the attached dwellings, which is consistent with the allowed height on adjacent properties. The proposed peripheral setback reduction should have minimal impact on adjacent properties with the proposed privacy fencing installed.

b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development primarily includes attached houses and a few detached houses. The attached houses will have different sizes and presumably different price points.

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 6.57 du/ac.

b) Approximately 1.56 acres in the southern portion of the property along Troutman Lane is located in the HP (Hillside Protection) area (see the attached slope analysis). The slope analysis recommends a land disturbance budget of 1.0 acre, or 62 percent of the HP area. The applicant is proposing to disturb 100 percent of the HP area.

4) Knoxville – Farragut – Knox County Growth Policy Plan

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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 a residential subdivision with up to 91 attached dwellings and 5 detached dwellings, a reduction of the peripheral setback to 25 ft, and an 18.5 ft front yard setback for lots 29-54, subject to 4 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: