

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-H-23-DP
Application Filed: 4/25/2023
Applicant: DAVID HARBIN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North of the intersection of Cain Rd and Lee Rd
Other Parcel Info.:
Tax ID Number: 92 K L 046
Jurisdiction: County
Size of Tract: 0.62 acres
Accessibility: Access is via Cain Road, a local street with 19 ft. of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Duplex
Density: 3 du/ac
Sector Plan: Northwest County
Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is characterized by single-family residential development with agricultural properties on larger lots to the north and south.

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

Street: 0 CAIN 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: The property was rezoned from A (Agricultural) to PR (Planned Residential) at a density up to 3.5 dwelling units per acre in November 2018. A development plan for up to 46 detached residential dwellings on individual lots, with a peripheral setback reduction on this lot from 35 ft. to 25 ft., was approved in May 2018. A revised concept plan was approved in April 2019, which resulted in two additional lots for the subdivision (46 to 48).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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: Lindsay Crockett

Staff Recomm. (Abbr.): Approve the development plan for one duplex on an individual lot, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Engineering Department and Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: This proposal is to construct a two-story duplex to an existing 0.62-acre lot on a 48-lot subdivision. The property is zoned PR (Planned Residential) up to 3.5 du/acre. Access to the property will extend north off Cain Road.

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 3.5 du/ac:
A. The PR zone allows duplexes 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 PR zone district is approved for a maximum of 3.5 du/ac. The 48-lot subdivision on 16.43 acres was originally a density of 2.9 du/ac. With one the addition of one dwelling unit, the proposed density of 3 du/ac of the entire PR zone remains below the approved 3.5 du/ac.

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). The proposed duplex will have a similar scale as the other residential development in the area.
B. Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8). The proposed duplex will provide an additional housing form in a development of single-family residences.

3) NORTHWEST COUNTY SECTOR PLAN
A. The property is classified LDR (Low Density Residential), which allows residential uses at densities of less than five dwelling units per acre in the County. The proposed density is 3 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 expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve the development plan for one duplex on an individual lot, 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:**