

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-I-23-DP Related File Number: 6-SF-23-C
Application Filed: 4/24/2023 Date of Revision:
Applicant: KV CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: East side of Ellistown Rd, southeast of Washington Pike
Other Parcel Info.:
Tax ID Number: 40 166.01 Jurisdiction: County
Size of Tract: 20.59 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 ELLISTOWN 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:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: KV Construction, LLC - Ellistown Rd
No. of Lots Proposed: 47 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 detached residential subdivision with up to 47 lots, subject to 1 condition.

Staff Recomm. (Full): 1) 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: 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 2.5 du/ac:

a) The PR zone allows detached 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 2.5 du/ac. The proposed density is 2.3 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat – There are two branches of a stream that run through the property. The inner 25-ft buffers on either side of the stream will remain undisturbed, as well as the area between the stream and the adjacent properties.

b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed single-family houses should have a similar scale as the other residential development in the area.

c) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This proposal is for detached residential units only. The mix of house sizes and price points is to be determined by the developer.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified AG (Agricultural), which allows consideration of up to 1 du/ac. However, when this property was rezoned in 2005, Knox County Commission approved a sector plan amendment to LDR (Low Density Residential) which allows up to 5 du/ac. This proposal has a density of 2.3 du/ac, which is consistent with the recommendation of the Rural Area on the Growth Policy Plan, which allows consideration of densities up to 3 du/ac under certain circumstances.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

b) The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR, sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.

c) Ellistown Road is a minor collector street, and the subject property is approximately 700 ft from Washington Pike, which is minor arterial street.

Action: Approved with Conditions

Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve the development plan for a detached residential subdivision with up to 47 lots, subject to 1 condition.

Date of Approval:

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: