

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-J-23-DP Related File Number:

Application Filed: 4/25/2023 Date of Revision:

Applicant: RON WHITTAKER

PROPERTY INFORMATION

General Location: West side of Bell Rd north of E. Emory Rd, south of Tell Mynatt Rd

Other Parcel Info.:

Tax ID Number: 20 101.02 Jurisdiction: County

Size of Tract: 6.1 acres

Accessibility: Access is via Bell Rd, a major collector with a pavement width of 20-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Single family residence Density:

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is along a major collector road with a mix of single family subdivisions and agricultural uses.

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

Street: 0 BELL 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: In 1994, this parcel was rezoned to PR (Planned Residential) up to 3 dwelling units an acre.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for one single-family residence and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, subject to 2 conditions.

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

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 to create one single family home on Bell Rd from a 6.10-acre vacant lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15-ft on the western lot line because of a sinkhole on the property. The Planning Commission may reduce this setback to 15-ft. The peripheral setback reduction shouldn't affect the adjacent property, which is covered by the floodway making the closest dwelling more than 450-ft from the proposed house. The property is zoned PR up to 3 du/ac zone.

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 du/ac:

A. The PR zone allows single family houses 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 3 du/ac. The proposed density is 0.16 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 single-family residence is similar to the other rural residential properties and single-family residential subdivisions in the area.

3) NORTH COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 0.16 du/ac.

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. 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 single-family residence and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, 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: Knoxville-Knox County Planning Commission

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: