

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-K-24-DP Related File Number:
Application Filed: 4/30/2024 Date of Revision:
Applicant: ADAM SCHMEING

PROPERTY INFORMATION

General Location: Southeast side of E Emory Rd, southwest side of Emory Chase Ln
Other Parcel Info.:
Tax ID Number: 20 N B 040 **Jurisdiction:** County
Size of Tract: 0.85 acres
Accessibility: Access is via East Emory Road, a major arterial street with a 24-ft pavement width within a 90-ft right-of-way. Access is also via Emory Chase Lane, a local street with a 28-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Two single-family lots and one duplex lot subdivision **Density:** 4.7 du/ac
Planning Sector: Northeast County **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This a predominantly residential area surrounded by single family homes of various lot sizes.

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

Street: 6712 E EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1997, the property was included in a rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (3-O-97-RZ).

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the development plan for a three-lot subdivision with two single-family dwellings and a duplex in the PR zone, subject to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of Knox County Engineering and Public Works.

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 5 du/ac:

A. The PR zone allows detached and attached dwellings as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5.13.15).

B. The development proposal includes 3 lots. One lot has an existing single family dwelling with access to E Emory Road. Another lot has an existing garage that would be converted to a single family dwelling and shares driveway access to E Emory Road with the prior lot. The third lot has access on Emory Chase Lane and will feature a two-story duplex. The site layout meets the setback requirements and other area regulations for the PR zone.

C. The approximate lot area for the subject property is .85 acres. The proposed 4 dwellings on a lot this size equates to a density of 4.7 du/ac, which is below the approved density of 5 du/ac. The total PR-zoned neighborhood has an approximate density of 3.3 du/ac, and can accommodate an additional 4 dwellings without exceeding its max 5 du/ac density.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 2: Ensure that development is sensitive to existing community character. The Emory Chase subdivision is comprised of single-family houses, but there is a variety of architectural stylings, building footprints and heights of 1 and 2 stories. The proposed duplex will feature architectural aesthetics, layout and dimensions that are compatible with the surrounding residential character, with the only distinction being how the garages connect two dwellings on a single lot.

B. Policy 6: Promote attainable housing that meets the needs of the current and future residents. The development proposal supports this policy by diversifying housing options in the immediate area.

3) FUTURE LAND USE MAP

A. The property has the SR (Suburban Residential) place type. Single family dwellings and duplexes are recommended as primary and secondary uses in this place type, respectively.

B. The SR placetype describes how existing areas tend to exhibit a pattern of curvilinear streets, long blocks and limited connectivity between neighborhoods and other non-residential areas. This layout is consistent with the Emory Chase neighborhood where the proposed development is located.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The subject 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 is consistent with this description in the Growth Policy Plan.

Action:

Approved with Conditions

Meeting Date: 6/13/2024

Details of Action:

Summary of Action: Approve the development plan for a three-lot subdivision with two single-family dwellings and a duplex in the PR zone, subject to 2 conditions.

Date of Approval: 6/13/2024

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: