

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-B-22-UR **Related File Number:** 7-SB-22-C
Application Filed: 5/27/2022 **Date of Revision:**
Applicant: DAVID HARBIN / BATSON HIMES NORVELL & POE

PROPERTY INFORMATION

General Location: South side of Jenkins Rd., east of Springwood Circle
Other Parcel Info.:
Tax ID Number: 105 F A 010 **Jurisdiction:** County
Size of Tract: 6.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7912 Jenkins Rd.
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 detached residential subdivision with up to 22 lots and reduction of the peripheral setback to 25 ft, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 4 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 4 du/ac. The proposed density is 3.63 du/ac.

c) 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 25 ft peripheral setback around the entire external boundary to allow house lots on both sides of the proposed road because of the site's narrowness.

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 peripheral setback reduction should have minimal impact on adjacent properties. The proposed single-family houses should have a similar scale as the other residential development in the area.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 3.63 du/ac.

b) There are 3.6 acres within the HP (Hillside Protection) area, but 2.6 of those acres are in the 0-15% slope category. The steepest portion of the property is in the southernmost portion of the site, where the largest house lot is located, as well as a common area with a detention pond. The recommended slope disturbance budget is 3 acres (80%) of the 3.6 acres in the HP area, according to the slope analysis (attached).

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 detached residential subdivision with up to 22 lots and reduction of the peripheral setback to 25 ft, subject to 1 condition.

Date of Approval: 7/14/2022

Date of Denial:

Postponements:

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: