

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-B-23-DP Related File Number:
Application Filed: 5/31/2023 Date of Revision:
Applicant: HENSON DEVELOPMENTS

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr, northeast of Vicar Ln and southwest of Westacres Dr
Other Parcel Info.:
Tax ID Number: 133 G C 006, 007, 009, 010,011 **Jurisdiction:** County
Size of Tract: 3.86 acres
Accessibility: Access is via Westland Drive, a minor arterial street with a 20-ft pavement width within a 52-ft to 63-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached townhouses on a single lot **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This is a residential area comprised of single family detached homes and townhome subdivisions.

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

Street: 7919 WESTLAND DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 4-U-23-RZ: Rezoning request from PR (Planned Residential) up to 8 du/ac to PR up to 12 du/ac approved in 2023. 2-J-04-RZ: Rezoning request from RA (Low Density Residential) to PR (Planned Residential) up to 8 du/ac approved in 2004.

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 46 attached townhomes on a 3.86-acre lot, 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:

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 12 du/ac:

- a) The intent of the PR zoning district is to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas are characterized by a unified building and site development program with open space for recreation and/or other amenities. The proposed development is for attached townhomes designed with a shared open space courtyard designed to retain mature trees where possible. Each unit has access to the courtyard and neighboring units through an internal sidewalk network. This creative approach to green space preservation and community place-making is a model for how the PR zone is intended to be implemented.
- b) The proposed attached townhome development is defined in the zoning ordinance as a multi-dwelling development since the dwellings are on a single lot. Multi-dwelling developments are a permitted use in the PR zone.
- c) 46 units are proposed on a 3.86-acre parcel. The resulting density is just shy of the 12 du/ac permitted on the subject property.
- d) The area regulations for the PR zone state that all buildings shall be set back from the peripheral boundary by no less than 35 ft, unless the lot is adjacent to certain zones such as the RA (Low Density Residential) zone, in which case the Planning Commission may reduce the peripheral setback to no less than 15 ft. The development plan mainly adheres to the 35-ft periphery boundary except for three places along the north side of the lot where it is reduced no less than 15 ft. The adjacent zones are RA, so the Planning Commission may grant this reduction.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 6.1 encourages flexible, planned development zones to protect natural assets, which is consistent with how this plan incorporates mature tree growth into its open green space where feasible.
- b) Policy 8.1 encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels. The proposed 46 townhomes will be developed on five merged single-family lots that have been cleared and vacant since 2018.
- c) Policy 8.3 recommends focusing on design quality and neighborhood compatibility in reviewing development proposals. The development plan is well designed for community cohesion and is compatible with the townhome communities located directly across Westland Drive.

3) WEST CITY SECTOR PLAN

- a) The sector plan land use classification for the property is MDR (Medium Density Residential), which allows consideration of up to 12 du/ac in the County. The proposed density is consistent with that threshold.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundaries of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development, promote expansion of the economy, offer a wide range of housing choices, and coordinate public and private sector actions with regards to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

B) The townhome development is accessed off of Westland Drive, a minor arterial street. Adequate sight distance of 400 ft is demonstrated on the plans. The development of townhomes on a shared lot increases housing options in an area that is predominantly characterized by single-family detached homes on separate lots. In general, the development plan is consistent with the purpose of the Urban Growth area by providing residential infill where there is established infrastructure capacity.

Action: Approved with Conditions **Meeting Date:** 7/13/2023

Details of Action:

Summary of Action: Approve the development plan for 46 attached townhomes on a 3.86-acre lot, subject to 2 conditions.

Date of Approval: 7/13/2023 **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:**