

Road frontage. All other peripheral setbacks will be 35 ft. The requested 25 ft setback along Gallaher View Road is for only a small portion of a building. It will not adversely impact the sense of open space between the development and the public realm.

F (Floodway):

- a) The F zone does not allow residential uses, so this acreage cannot be used toward the allowed density for this site.
- b) Approximately .76 acres of the subject site is zoned F (Floodway).

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Protect the natural drainage systems associated with floodways and floodplains (Policy 7.5) – The development is within the 100- and 500-year FEMA floodplain, however, the property owner was previously permitted to fill a portion of the floodplain (see Exhibit A, Flood Study Map. The proposed development does not increase the area of fill.
- b) Provide trees and minimize impervious surfaces when developing parking lots (Policy 7.7) – The development includes trees in the parking lot and around the foundation of the buildings.
- c) Develop land use patterns and infrastructure that encourage trip reduction (Policy 7.12) – The subject property is located along a transit route and near the Walbrook “Superstop”.
- d) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The proposed height will not adversely impact existing neighborhoods because it is surrounded by commercial properties and 5-lane roads.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 24 du/ac in the County if the property is located within ¼ mile of transit service with sidewalk connections to the transit service. The property has transit service on both road frontages and has sidewalk connections to the nearby KAT “superstop” adjacent to the Walmart property.
- b) The property is partially within the SP (Stream Protection) land use classification. The property owner developed a floor study to permit filling the site, which is already complete.

4) Knoxville – Farragut – Knox County Growth Policy Plan

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 multi-dwelling development with up to 318 dwelling units and a peripheral setback reduction to 25 ft along the Gallaher View Road frontage, subject to 7 conditions.

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:**