

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 7-D-24-SU                      **Related File Number:**  
**Application Filed:** 5/29/2024              **Date of Revision:**  
**Applicant:** MIKE STEVENS HOMES

## PROPERTY INFORMATION

**General Location:** Southeast side of Horizon Dr, northeast of Cades Cove Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 154 F E 006,007    OTHER: 154FG020, 021                      **Jurisdiction:** City  
**Size of Tract:** 8423 square feet  
**Accessibility:** Access is via Horizon Dr, a local street with a pavement width of 35 ft, including on-street parking, within 50 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Increase the maximum height of a townhouse in Northshore Town Center                      **Density:**  
**Planning Sector:** Southwest County              **Plan Designation:** MU-CC (Community Mixed Use Center), HP (Hillside Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center development, which is developed with a mix of attached and detached houses.

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

**Street:** 9426 HORIZON DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3(C) (General Residential Neighborhood), C-R-2(C) (Regional Commercial), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from R-1 to TC-1 in 2001 (4-Q-01-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-CC (Community Mixed Use Center), HP (Hillside 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:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the request to amend the previously approved planned district to increase the maximum height of a townhouse from 35 feet to approximately 41 feet, as presented on the development plan, subject to 1 condition.

**Staff Recomm. (Full):** 1. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of the former TC-1 (Town Center) zone, the Development Plan and Standards for Northshore Town Center, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

**Comments:** The residential design standards for the Beau Monde subdivision have a maximum lot height of 35 ft for townhouses, measured from the average ground plane along the frontage of each townhouse unit to the top of flat and low slope roofs. This request is to increase the maximum height to correspond with the attached plan, which is approximately 41 ft for the townhouse on the right side of the plan (front elevation). All units will be the same height from the basement slab to the top of the roof.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Southwest City Sector Plan designation for this site are MU-CC (Mixed Use Community Center), which recommends a moderate intensity mix of residential, office, and commercial uses.

B. A portion of the lots is within the HP (Hillside Protection Overlay) district, but they are exempt from those standards because they were platted before the adoption of the current zoning code and are less than 1 acre.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. Except for the proposed height, the request is consistent with the zoning standards and the Northshore Town Center Development Plan and Standards adopted as part of the TC-1 and PC-1 zoning.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed townhouse height is compatible with the surrounding townhouses in the Beau Monde subdivision. The townhouses will have a partial third story set back from the front building elevation, so from the street level, the perceived height of the structure is closer to 30 feet tall. The adjacent townhouses to the south also have a partial third story but are flush with the front elevation, so they have a taller perceived height from the street.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. This proposal will not change the allowed use of the site.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. No additional traffic will be generated.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

**Action:** Approved

**Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:**

Approve the request to amend the previously approved planned district to increase the maximum height of a townhouse from 35 feet to approximately 41 feet, as presented on the development plan, subject to 1 condition.

**Date of Approval:** 7/11/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 7/24/2024

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**