

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-G-22-UR                      Related File Number: 7-SC-22-C  
Application Filed: 5/27/2022              Date of Revision:  
Applicant: SCOTT DAVIS / EAGLE BEND

## PROPERTY INFORMATION

General Location: South side of Buttermil Rd., east of Graybeal Rd.  
Other Parcel Info.:  
Tax ID Number: 129 142 & 142.13                      Jurisdiction: County  
Size of Tract: 26.84 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

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

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

Street: 0 Buttermilk Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
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 102 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 2.5 du/ac:

a) The PR zone allows detached dwellings (houses) 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 2.5 du/ac. The proposed density for the overall PR zone district is approximately 1.5 du/ac (see the comments section for more detail).

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, which was approved with the 2020 concept plan and use on review development plan.

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 large property to the west is owned by Vulcan Lands Inc., the quarry operator on the west side of Graybeal Road. The properties to the north and south are in the same PR zone district, so the peripheral setbacks do not apply to them. The property to the east is currently used for agricultural purposes.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified AG (Agricultural), which allows consideration of up to 1 du/ac. The gross density of the entire PR district is approximately 1.5 du/ac. When the property was rezoned to PR 1-2.5 du/ac, the sector plan allowed consideration of that density, and in 2020 the subject site was approved for 70 lots.

b) There is a small HP (Hillside Protection) area on the northern portion of the site, however, it has already been disturbed, as seen on aerials. The steepest portion in the HP area is the thin portion of the property that extends to Buttermilk Road where the entrance road will be located.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Rural Area. The rural area allows consideration of residential densities up to 2 du/ac if the property is zoned PR and public utilities are available. The gross density of this PR district is 1.5 du/ac, which is compliant with the rural area.

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 102 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:**