

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-G-24-DP Related File Number:
Application Filed: 5/28/2024 Date of Revision:
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Sparks Scenic Way, north of Ball Rd
Other Parcel Info.:
Tax ID Number: 91 G B 018 Jurisdiction: County
Size of Tract: 4115 square feet
Accessibility: Access is via Sparks Scenic Way, a local street with a pavement width of 40 ft within a right-of-way of 40 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Peripheral setback reduction from 25 ft to 20 ft on lot 18 Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential subdivisions and large rural residential lots with forested steep slopes leading up to Beaver Ridge.

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

Street: 3479 SPARKS SCENIC WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2022, this property was rezoned from PR up to 3 du/ac from RA (7-O-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside of city limits)
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan to reduce the peripheral setback from 25 ft to 20 ft in the PR (Planned Residential) zone as depicted on the site plan, 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.

Comments:

This proposal is to reduce the peripheral setback on one lot from 25 ft to 20 ft in the Planned Residential zone in order for a house with attached garage to be constructed on a narrow 37.73 ft wide lot. The majority of lots in this subdivision are 50 ft wide. Because lot 18 is narrow, the house is proposed to be longer. The planning commission may reduce this setback to 15 ft.

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 3 du/ac:

A. The PR zone allows single family houses and accessory uses, buildings and structures 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. The Planning Commission has the authority to reduce the peripheral setback to 15 ft when the PR zone is adjacent to certain zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The intent of Policy 2 is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities - The proposed house with attached garage will have a similar scale as the other residential development in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - SUBURBAN RESIDENTIAL PLACE TYPE

A. The property is classified SR (Suburban Residential), which allows densities up to 12 du/ac. The proposed development does not change the density of the subdivision, which is up to 3 du/ac.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action:

Approved with Conditions

Meeting Date: 7/11/2024

Details of Action:

Summary of Action:

Approve the development plan to reduce the peripheral setback from 25 ft to 20 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Date of Approval:

7/11/2024

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: