

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-H-24-DP Related File Number:
Application Filed: 5/29/2024 Date of Revision:
Applicant: TIM WELLS

PROPERTY INFORMATION

General Location: North of Fountainhead Ln, northwest of Lindsey Blair Ln
Other Parcel Info.:
Tax ID Number: 49 J D 004 Jurisdiction: County
Size of Tract: 5.84 acres
Accessibility: Access is via Fountainhead Ln, a local street with 26 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 0.69 du/ac
Planning Sector: North City Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property located to the rear of the Fountainhead Village Condominiums, located off of Tazewell Pike and adjacent to Shannondale Elementary. The area is developed with a mix of single family detached and attached houses.

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

Street: 5283 FOUNTAINHEAD LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to PR < 5 du/ac in 2002 (9-C-02-RZ)

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 four (4) single-family residence as depicted on the site plan, subject to 4 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.
3) The properties shall not be used commercially except for approved home occupations.
4) The floor area of individual accessory structures shall not exceed the conditioned floor area of the house on the lot.

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: This proposal is to create four (4) house lots on this 5.81-acre site, which is an undeveloped portion of the Fountainhead Village Condominiums. If approved, the combined density of this PR zone district is approximately 2.66 du/ac. The four house lots will be accessed via two access easements that extend from the end of Fountainhead Ln. Each access easement will serve two house lots.

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 5 du/ac:

A) The PR zone allows detached 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) The proposed development has a density of 0.69 du/ac, and the gross density for the PR zoning district is 2.66 du/ac (including the existing condominiums in Fountainhead Village).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A) Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed single-family residences on large lots have a lower density than the attached houses in the Fountainhead Village development but are similar to the other residential uses surrounding the site.

3) KNOX COUNTY COMPREHENSIVE PLAN - RURAL CONSERVATION PLACE TYPE

A) The property is classified as the SR (Suburban Residential) place type, which allows the consideration of Planned Residential up to 12 du/ac as a partially related zone. The proposed development has a density of 0.69 du/ac, and the gross density for the PR zoning district is 2.66 du/ac.

B) Single-family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes and the building form height recommendation of 1-2 stories. It is not feasible to implement the recommended street and path connections to adjacent neighborhoods.

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. 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 for four (4) single-family residence as depicted on the site plan, subject to 4 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:

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: