

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-C-22-DP Related File Number:
Application Filed: 6/21/2022 Date of Revision:
Applicant: RON HODGE

PROPERTY INFORMATION

General Location: Northwest side of Murray Dr., east of Lacy Rd.
Other Parcel Info.:
Tax ID Number: 68 J A 010 Jurisdiction: County
Size of Tract: 2.35 acres
Accessibility: Access is via Murray Road, a major collector with a pavement width of 18-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Townhomes Density: 4.78
Sector Plan: Northwest City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri
Growth Policy Plan: Urban Growth Boundary
Neighborhood Context: This property is located in a transitional area with a mix of residential and commercial uses in the immediate vicinity and Clinton Highway nearby to the west. There are several large vacant agricultural zoned lots located nearby.

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

Street: 837 MURRAY DR
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: 2-C-22-RZ: A to PR up to 5 du/ac

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the development plan for 11 townhomes as shown in the attachments, subject to 4 conditions.

Staff Recomm. (Full):

- 1) A peripheral setback reduction to 20-ft along the Murray Drive frontage and 15-ft on the east and west lot lines.
- 2) Installation of all landscaping as referenced on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of Knox County Engineering and Public Works during permit review.

Comments:

This proposal is for 11 townhomes across from Bill Murray Lane along Murray Drive on a 2.3 acre parcel with a proposed density of 4.7 du/ac.

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 townhomes as part of an approved development plan. 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 required landscape buffers as shown on the site plan will make the proposed townhomes more compatible with the adjacent single family residential homes.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 8.1 - Develop infill housing on vacant lots and redevelopment parcels. Infill housing should be compatible with neighboring residences in scale, design, and site layout.
- b) Policy 8.3 - Focus on design quality and neighborhood compatibility in reviewing development proposals.
- c) Policy 9.8 - Encourage a mixture of housing sizes and prices within planned residential developments.
- d) Policy 10.11 - Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing.

3) NORTHWEST CITY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential). The proposed townhomes are consistent with the residential development in the area and the location criteria for this land use classification.
- b) The property is within the HP (Hillside Protection) area and the slope analysis notes a disturbance budget of 1.1 acres within the 1.69 acres within the HP area. The applicant is demonstrating a disturbance area of 0.98 acres within the HP area in alignment with the slope analysis.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundary. The purpose of the Urban Growth Boundary is for areas around cities and towns that are expected to be reasonably compact but adequate to accommodate the growth of the city.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the development plan for 11 townhomes as shown in the attachments, subject to 4 conditions.

Date of Approval: 8/11/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

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: