

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-B-22-DP Related File Number:
Application Filed: 7/20/2022 Date of Revision:
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Hammer Road, east of Pratts Chapel Lane
Other Parcel Info.:
Tax ID Number: 72 261 Jurisdiction: County
Size of Tract: 10.86 acres
Accessibility: Access is via Hammer Road, a local street with 18' of pavement width within 50-55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Multi-family homes for targeted population Density: 1.75 du/ac
Sector Plan: East County Sector Plan Designation: MDR/O (Medium Density Residential/Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located north of the I-40/Strawberry Plains interchange that is mainly developed with rural residential uses in the A zone. A large property to the east is zoned PR < 9 du/ac and is under construction for detached and attached houses.

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

Street: 7216 HAMMER 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: The property was rezoned from A to PR < 8 du/ac in November 2005 (10-T-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

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 multi-family development with up to 19 dwelling units, as shown on the development plan and described in the Plan of Operation, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) The facility shall operate per the "Plan of Operation" that was provided by the applicant. See "Plan of Operation" in the staff comments section below.
- 3) Installing the landscaping as shown on the Landscape Plan (sheet L100). Minor modifications can be approved by Planning Commission staff during permitting.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 5) Each building shall be no more than 2 stories tall with an overall height similar to the exterior elevations shown on sheets A-2.0 and A-4.0.

Comments:

This proposal is a 19-unit multi-family development that will be available specifically for women and children that meet the criterion listed in the Plan of Operation below. This proposal is defined as a multi-dwelling development (apartment complex) per the Knox County Zoning Ordinance.

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 8 du/ac in 2005 (10-T-05-RZ). A condo development was approved with 73 units in 2006 (9-F-06-UR), and a revised plan was approved for 64 attached townhouses in 2009 (5-SA-09-C / 5-E-09-UR).

PLAN OF OPERATION – provided by the application on 8/22/2022

These units will be available only for tenants who meet an individualized criterion. Buildings A, B, and C will consist of 12 units (6 two-bedroom units and 6 one-bedroom units) will be available for women and children with a history of domestic violence who need a safe living space. Additionally, Building D, with 7 two-bedroom units will be housing for women who have a prior history of substance abuse but have received treatment and are now in recovery. This is not an on-site treatment facility nor is this recovery housing. The tenants are free to come and go at will and they provide their own transportation and food; however, the population will be limited to this demographic, they must remain sober to qualify for the housing, and there will be counseling groups in the common areas as an accessory use.

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 8 du/ac:

- a) The PR zone allows multi-dwelling developments 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 8 du/ac. The proposed density is 1.75 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends the buildings be no taller than 2 stories and a maximum height similar to that shown on the exterior architectural elevations. A two-story building height is consistent with the scale of a typical residential structure.

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 multi-family structures will have a similar height as a typical residential structure.

3) EAST COUNTY SECTOR PLAN

a) The property is classified MDR/O (Medium Density Residential/Office), which allows consideration of up to 12 du/ac. The proposed development has a density of 1.75 du/ac.

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.

Action: Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action: Approve the development plan for a multi-family development with up to 19 dwelling units, as shown on the development plan and described in the Plan of Operation, subject to 5 conditions.

Date of Approval: 9/8/2022

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: