

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN
PLANNING COMMISSION



File Number: 9-B-23-DP Related File Number: 9-SC-23-C
Application Filed: 8/2/2023 Date of Revision:
Applicant: JW CONSTRUCTION

PROPERTY INFORMATION

General Location: Southwest side of Brown Gap Rd, southeast of E Emory Rd
Other Parcel Info.:
Tax ID Number: 29 070 Jurisdiction: County
Size of Tract: 2.37 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Sector Plan: North County Sector Plan Designation: LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 5711 Brown Gap Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the development plan for a detached residential subdivision with up to 11 lots and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

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 5 du/ac:

a) The PR zone allows detached dwellings 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 5 du/ac. The proposed density is 4 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat -- The parcel is currently forested, and preservation of existing tree canopy within the 25-ft periphery boundary to the maximum extent practicable is encouraged.

b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed detached single-family lots have a compatible layout with the PR-zoned subdivision adjacent to the north, as well as other residential neighborhoods in the general vicinity.

C) Policy 11.2, Low-density development of 1 to 5 du/ac is permitted in planned growth areas -- The proposed subdivision is within the residential density range permitted.

3) NORTH COUNTY SECTOR PLAN

a) The property's land use classification is LDR (Low Density Residential), which permits consideration of residential development at a density of up to 5 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The subject property is in the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, and offer a range of housing choices.

Action:

Approved with Conditions

Meeting Date: 9/14/2023

Details of Action:

Summary of Action:

Approve the development plan for a detached residential subdivision with up to 11 lots and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

Date of Approval:

9/14/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: