

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-C-22-DP Related File Number: 9-SC-22-C
Application Filed: 7/25/2022 Date of Revision:
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: North side of Ball Road, northwest of Bakertown Road
Other Parcel Info.:
Tax ID Number: 91 077.09 Jurisdiction: County
Size of Tract: 20.53 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Residential subdivision Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6917 BALL 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:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sparks Meadow
No. of Lots Proposed: 45 **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 detached residential subdivision with up to 55 lots and reduction of the peripheral setback to 25 ft along the east and west property lines, except for lots 29-39 and the eastern boundary of lot 28, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Installing the 8 ft tall privacy fence along the rear lot lines of lots 30-34, as noted and shown on sheet CC1.

Comments:

During the rezoning process, the neighboring property owner adjacent to lots 30-35 expressed concern with houses being located too close to the shared property line. The developer has entered into a private agreement to install an 8-ft tall privacy fence that is approximately 250 ft long along rear lot lines of lots 30-34.

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 3 du/ac. The proposed density is 2.68 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback for lots 1-27, 40-55, and the eastern boundary of lot 28 "due to the limited width of the property and long distance to nearby homes."

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The forested hillside at the rear of the property will be largely undisturbed.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures. Where there is a nearby residential structure, the peripheral setback will remain 35', and a privacy fence will be installed. The proposed single-family houses should have a similar scale as the other residential development in the area.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for detached residential units only. The mix of house sizes and price points are to be determined by the developer.

3) SOUTHWEST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 2.68 du/ac.
- b) Approximately 12.75 acres of this 20+ acre property is within the Hillside Protection (HP) area. The HP slope analysis recommends a maximum of 3.7 acres of land disturbance within the HP area. The applicant provides a "limit of disturbance" at or below the maximum of 3.7 acres of recommended disturbance. According to the grading plan (sheet CC3), fully grading the "limit of disturbance" area may not be necessary.

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.

Action: Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action:

Approve the development plan for a detached residential subdivision with up to 55 lots and reduction of the peripheral setback to 25 ft along the east and west property lines, except for lots 29-39 and the eastern boundary of lot 28, subject to 2 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: