

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 9-E-23-DP                      **Related File Number:**  
**Application Filed:** 8/1/2023                      **Date of Revision:**  
**Applicant:** DGA RESIDENTIAL, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of S. Northshore Drive, southwest of Harbor Crest Way  
**Other Parcel Info.:**  
**Tax ID Number:** 162 62                      **Jurisdiction:** County  
**Size of Tract:** 11.65 acres  
**Accessibility:** Access is via S Northshore Dr, a minor arterial, with a 20-ft pavement width within a 64-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Townhome development (Multi-dwelling development)                      **Density:** 4.8 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is in southwest Knox County, approximately a mile southwest of Concord Park. This is a suburban area predominantly consisting of single-family detached houses. There is a commercial node to the south at the Choto Road and S Northshore Drive intersection.

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

**Street:** 12320 S NORTSHORE 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:** In 2020, this site was rezoned to PR (Planned Residential) up to 5 du/ac (10-M-20-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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.):

Withdraw the development plan application as requested by the applicant.

Staff Recomm. (Full):

Comments:

This proposal is to construct a 56-unit townhome development on a 11.65-acre property. The proposed development will consist of 14 buildings, a clubhouse, and playground. Each structure will have four, two-story townhouse-style units with individual separate exterior entrances. Per the Knox County Zoning Code, this proposal is a multi-dwelling development because the land underneath the structures is not divided into separate lots. Each unit will have its own external entrance and are 2-story.

Action:

Withdrawn

Meeting Date: 9/14/2023

Details of Action:

Summary of Action:

Withdraw the development plan application as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

9/14/2023

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville-Knox County Planning Commission

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: