# **CASE SUMMARY** APPLICATION TYPE: DEVELOPMENT PLAN



File Number:	9-H-23-DP
Application Filed:	8/23/2023
Applicant:	CPR, LLC

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Related File Number: 9-SD-23-C Date of Revision:

PROPERTY INFORMA	TION		
General Location:	Southwest side of Cunningham Rd., East of Fraker Rd.		
Other Parcel Info.:			
Tax ID Number:	38 N A 021	Jurisdiction:	County
Size of Tract:	2.58 acres		
Accessibility:			
GENERAL LAND USE	INFORMATION		
Existing Land Use:	Rural Residential		
Surrounding Land Use:			

Sunounding Land Use.			
Proposed Use:	Detached residential se	ubdivision	Density:
Sector Plan:	North County	Sector Plan Designation:	MDR (Medium Density Residential)
Growth Policy Plan:	Planned Growth Area		

**Neighborhood Context:** 

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

Street: 3534 CUNNINGHAM RD Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

MDR (Medium Density Residential)

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

12

Vincent Landing S/D

No. of Lots Proposed:

Subdivision Name:

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:	
Staff Recomm. (Abbr.):	Approve the development plan for a residential subdivision with up to 13 detached houses on individual lots and reduction of the peripheral setback from 35 ft to 25 ft for the west lot line of Lot 1, north lot line of Lot 13, and east lot line of Lots 2-5, subject to 2 conditions.
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Providing a Type 'B' Landscape screening along shared lot lines with properties zoned A (Agricultural) or RA (Low Density Residential). The existing healthy trees along these shared boundaries may count toward the required landscape screening. A landscape plan must be reviewed and approved by Planning staff before grading and clearing activities commence.</li> </ol>
	With the conditions 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.
	<ol> <li>ZONING ORDINANCE</li> <li>PR (Planned Residential) up to 8 du/ac:         <ul> <li>a) The PR zone allows houses and attached houses, duplexes, and multi-dwelling structures and 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).</li> <li>b) This PR zone district is approved for a maximum of 8 du/ac, subject to providing a Type 'B' Landscape screening along shared lot lines with properties zoned A (Agricultural) or RA (Low Density Residential). The proposed density for the subdivision is 5.2 du/ac.</li> </ul> </li> </ol>
	<ul> <li>2) GENERAL PLAN – DEVELOPMENT POLICIES <ul> <li>a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The proposed detached houses are compatible in scale with the surrounding residential development.</li> <li>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. – A Type 'B' landscape screen is required along the shared lot lines with properties zone RA and A, which are houses on larger lots.</li> </ul> </li> </ul>
	<ol> <li>NORTH COUNTY SECTOR PLAN</li> <li>a) The property is classified as MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The proposed density is 5.2 du/ac.</li> </ol>
	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 with Conditions Meeting Date: 9/14/2023
Details of Action:	
Summary of Action:	Approve the development plan for a residential subdivision with up to 13 detached houses on

		individual lots and reduction of the peripheral setback from 35 ft to 25 ft for the west lot line of Lot 1, north lot line of Lot 13, and east lot line of Lots 2-5, subject to 2 conditions.			
Date of Approval:	9/14/2023	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:				
	LEGIS	SLATIVE ACTION AND L	DISPOSITION		
Legislative Body:					
Date of Legislative Action	on: Date of Legislative Action, Second Reading:				
Ordinance Number:		Other Ordinance Number References:			
Disposition of Case:		Disposition of Case, Second Reading:			
f "Other":		If "Other":			
Amendments:		Amendments:			
Date of Legislative Appe	Deal: Effective Date of Ordinance:				