

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-D-24-DP                      Related File Number: 10-SC-24-C  
Application Filed: 8/20/2024              Date of Revision:  
Applicant: BALL HOMES, LLC

## PROPERTY INFORMATION

General Location: Western terminus of Shadow Branch Ln, west of Whisper Ridge Ln  
Other Parcel Info.:  
Tax ID Number: 30 20811, 20812, OTHER: 030KB045, 046, 047, 048, 04      Jurisdiction: County  
Size of Tract: 34.2 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Right of Way/Open Space  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision                      Density:  
Planning Sector: Northeast County      Plan Designation: SR (Suburban Residential), RL (Rural Living), HP (Hillside)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 SHADOW BRANCH LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A  
Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Whisper Ridge  
**No. of Lots Proposed:** 102      **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 up to 102 detached residential lots, subject to 1 condition.  
**Staff Recomm. (Full):** 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone 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) 1-3 du/ac:

A. The PR zone allows detached houses 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. The proposed density is 2.98 du/ac for the land area in Phase 2. The density of the entire subdivision is approximately 2.75 du/ac.

C. A large sinkhole on the east side of the property straddles the boundary between Phase 1 and Phase 2, and two smaller closed contours in the northwest corner of the property need to be studied during the design plan phase.

D. The PR zone allows the clustering of development away from sensitive environmental features like sinkholes and steep slopes.

#### 2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. A right-of-way stub-out is provided from Shadow Branch Lane to the large property to the west (parcel 030 162). This is consistent with Policy 11, which promotes connectivity with new development.

B. The 34-acre site has 5.6 acres of hillside protection (HP) area. The slope analysis recommends disturbing no more than 3.78 acres (67.6 percent) of the HP area. Based on the preliminary grading plan (sheet C2.01), approximately 3.2 acres (57.1 percent) of the HP area will be disturbed. This is consistent with Policy 7, which is to conserve and connect natural features and habitat.

#### 3) FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) and RL (Rural Living) place types on the Future Land Use Map. The SR place type is on approximately 2/3 of the subject site.

B. The SR and RL place types recommend single family residential as a primary use. In SR, single family subdivisions predominantly have lots less than one acre. In RL, single family subdivisions have a wide range of lot sizes. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the SR and RL place types.

C. The proposal conforms to the form attributes of the SR and RL place type, which recommends building heights of 1-2 stories and a front setback no less than 20 ft. – The maximum height is 35 ft for houses in the PR zone and the minimum front setback is 20 ft.

D. The SR place type allows consideration of PR (Planned Residential) up to 12 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). – The proposed development has a density of 2.98 du/ac.

E. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). However, the Comprehensive Plan recognizes that there will be conflicts between the place type recommendations and the existing zoning by stating, "As of the effective date of this plan, a property's assigned zoning district shall remain unchanged." (page 28) The zoning ordinance authorizes the Planning Commission to approve a development plan where it can be shown

that the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and with the comprehensive plan (Article 6.50.06). – The proposal is consistent with the standards and density of the PR 1-3 du/ac zoning district and other relevant standards of the zoning ordinance, and is in harmony with the general purpose and intent of the RL place type and policies of the Comprehensive Plan as outlined above.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The purposes of the Planned Growth Area 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.  
B. The Planned Growth Area does not limit residential density. – The proposed development meets the relevant standards of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 10/3/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 102 detached residential lots, subject to 1 condition.

**Date of Approval:** 10/3/2024 **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:**