

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-A-24-DP Related File Number: 11-SA-24-C
Application Filed: 9/17/2024 Date of Revision:
Applicant: JOSH SANDERSON

PROPERTY INFORMATION

General Location: West side of Roberts Rd, north of Washington Pike
Other Parcel Info.:
Tax ID Number: 22 00514 Jurisdiction: County
Size of Tract: 74.73 acres
Accessibility: Access is via Roberts Road, a major collector street with a pavement width of 20 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 1.9 du/ac
Planning Sector: Northeast County Plan Designation: RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is primarily characterized by farmlands and rural residential uses. There is a single-family subdivision south of the property and a TVA power station to the west. The property is approximately 0.35 miles north of a minor commercial node at the intersection of Roberts Road and Washington Pike.

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

Street: 6701 ROBERTS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2024, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (3 du/ac was requested), along with an accompanying Sector Plan Amendment from Agricultural to Rural Residential (low density residential was requested) (2-J-24-RZ, 2-E-24-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Simmons' Farm

No. of Lots Proposed: 141 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 141 detached residential lots, subject to 2 conditions.

Staff Recomm. (Full):
1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) A new development plan application must be approved by the Planning Commission before certification of a final plat or building permit(s) can be issued for the undeveloped portion of the subject property (parcel 022 00514) labeled as "future development" on the concept plan.

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) up to 2 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 1.88 du/ac.

C. The property has two closed contours that must be studied during the design plan phase to determine if they are sinkholes. If they are determined to be sinkholes, the proposed lots that do not have buildable areas outside of the top of the sinkhole must be eliminated or combined with adjacent lots.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. Approximately 48 acres of the site will remain undeveloped, outside the 26 acres for the house lots. This is consistent with Policy 7, to encourage development practices that conserve and connect natural features and habitat. The property does have the potential for 8 additional house lots. A new development plan application is required before any additional lots can be created or building permits used on the undeveloped area labeled "future development" on the plan.

B. The County will leverage the funds provided by the developer for improvements at the Washington Pike intersection and implement a larger project to align the northern and southern Roberts Road intersections. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

3) FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. 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 RL place type.

C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. 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). The proposed development has a density of 1.88 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement.—The proposed density is 1.88 du/ac, will be serviced by sanitary sewer, and is located on a collector road with a minimum pavement width of 18 ft.

Action: Approved with Conditions **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the development plan for up to 141 detached residential lots, subject to 2 conditions.

Date of Approval: 11/14/2024 **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:**