

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-B-24-DP Related File Number: 11-SB-24-C
Application Filed: 9/23/2024 Date of Revision:
Applicant: CONNOR P. KELLY

PROPERTY INFORMATION

General Location: East side of Harvey Road, north side of Northshore Drive
Other Parcel Info.:
Tax ID Number: 169 009 Jurisdiction: County
Size of Tract: 42.44 acres
Accessibility: Access is via S Northshore Drive, a minor arterial street with a 20' pavement width within a 70' right-of-way. Access is also via Harvey Road, a minor collector street with a 20' pavement width within a 54' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 2.73 du/ac
Planning Sector: Southwest County Plan Designation: RL (Rural Living)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area predominantly consisting of single family detached houses. There is a commercial node a little less than 0.5 miles to the north at the Choto Road/S. Northshore Drive intersection.

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

Street: 1630 HARVEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (requested 5 du/ac) in 2024 (1-E-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Harvey Lane Subdivision

No. of Lots Proposed: 116 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 116 detached residential lots and reduction of the 35 ft peripheral setback to 25 ft along the north and east boundaries and with the common area lots with 25 ft depth along the Northshore Drive frontage, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type B landscape screen (Exhibit C) along the north and east boundary where the peripheral setback is reduced to 25 ft.
- 3) Providing a Type C landscape screen (Exhibit D) along the Northshore Drive frontage. Existing trees that remain can count toward this requirement. A detailed landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.

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) < 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 2.73 du/ac.

C. There are two streams on the site that are branches of Little Turkey Creek. The larger of the two crosses the southwest corner of the property near the Northshore Drive and Harvey Road intersections. The other stream begins west of Road 'D' and flows west to Harvey Road.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. Northshore Drive is a state scenic highway. Staff is recommending Type C landscape screen along the Northshore Drive frontage, which can consist of a combination of existing and new trees. This is consistent with Policy 7, to encourage development practices that conserve and connect natural features and habitat.

B. The County is partnering with the developer to install left turn lanes on Northshore Drive. 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 support 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). 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 < 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. – The proposed development meets the relevant standards of the Growth Policy Plan.

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

Details of Action:

Summary of Action: Approve the development plan for up to 116 detached residential lots and reduction of the 35 ft peripheral setback to 25 ft along the north and east boundaries and with the common area lots with 25 ft depth along the Northshore Drive frontage, subject to 3 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:**