

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-D-24-DP Related File Number:
Application Filed: 9/26/2024 Date of Revision:
Applicant: EDELMARY MARTINEZ

PROPERTY INFORMATION

General Location: North and east sides of Brown Mountain Loop Rd, east of Compton Ln
Other Parcel Info.:
Tax ID Number: 124 P A 005 Jurisdiction: County
Size of Tract: 1.32 acres
Accessibility: Access is via Brown Mountain Loop Road, a local street with 12 ft of pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 2 single family lots Density: 1.5 du/ac
Planning Sector: South County Plan Designation: RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is comprised of vacant land and single family residential homes ranging in size from 0.5 acres to multiple acres. The surrounding area is rural in character despite being 0.25 miles from city limits. Chapman Highway is generally nearby to the north and east.

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

Street: 507 BROWN MOUNTAIN LOOP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2 du/ac with conditions in 2023 (9-L-23-RZ). The request was denied by the Planning Commission but approved with conditions by the County Commission on appeal.

PLAN INFORMATION (where applicable)

Current Plan Category: N/A

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for two single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the north and east lot boundary lines, as depicted on the site plan, subject to 5 conditions.

Staff Recomm. (Full):
1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
3) Certifying that the required sight distance is available along Brown Mountain Loop Rd in both directions, with documentation provided to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase.
4) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
5) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

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: This proposal is to create two, 0.66-acre lots single-family lots on Brown Mountain Loop Rd from a 1.32-acre forested lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15 ft on the northern and eastern boundary lines. The Planning Commission may reduce this setback to 15 ft when adjacent to residential.

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, subject to one condition: Applicant must provide proof from KUB that sewer is available at the site.
A. The PR zone permits single-family houses. 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. This PR zone district is approved for a maximum of 2 du/ac. The proposed density is 1.5 du/ac.
C. The zoning condition requires sewer to be on site. The applicant has provided a letter from KUB that sewer is available.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Implementation Policies, Action 9.4: Require that infrastructure improvement agreements are in place before submitting a final plat application. - The condition of the zoning requires sewer to be on site. The applicant has verified with KUB that sewer is available and will be extended to the 2nd lot once it's subdivided.
B. Implementation Policy 2: Ensure that development is sensitive to existing community character. The proposed lot sizes to be used for single family homes are similar to surrounding lot sizes, and the area consists predominantly of single family homes.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as RL (Rural Living) place type. Rural Living areas are primarily made up of single family residential on a wide range of lot sizes within a rural setting. - Brown Mountain Loop has been developed with a range from 0.5-10 acre single family lots. The proposed 0.66 acre lots are in line with the development in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. Rural Area residential development is limited to no more than 2 du/ac. The proposed 2-lot subdivision at 1.5 du/ac meets the requirement.

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

Details of Action:

Summary of Action: Approve the development plan for two single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the north and east lot boundary lines, as depicted on the site plan, subject to 5 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: