

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-G-24-DP Related File Number:
Application Filed: 9/30/2024 Date of Revision:
Applicant: GREGORY DEE

PROPERTY INFORMATION

General Location: Southeast side of George Light Rd, northeast side of Solway Rd
Other Parcel Info.:
Tax ID Number: 89 122 Jurisdiction: County
Size of Tract: 2.1 acres
Accessibility: Access is via George Light Road, a minor collector street with a pavement width of 18-ft within a 47-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use:
Proposed Use: 3 single family lots Density: 1.42 du/ac
Planning Sector: Northwest County Plan Designation: RC (Rural Conservation), SR (Suburban Residential), SP (S
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is predominantly residential in nature, with undeveloped forested and agricultural land nearby. Solway Park is 50 ft west of the subject property. Beaver Creek runs along the eastern lot line of the property.

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

Street: 0 GEORGE LIGHT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac, TO (Technology Overlay), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A rezoning case is currently pending County Commission approval (9-Q-24-RZ) that was approved by the Planning Commission and the TTCDA

PLAN INFORMATION (where applicable)

Current Plan Category:

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 three single-family lots and a reduction of the peripheral setback from 35 ft to 20 ft on George Light Rd, as depicted on the site plan, subject to 3 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 George Light 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) Adding a note to the plat that the portion of Lot 8R-3 on the southside of Solway Rd is not buildable unless combined with adjacent property and a development plan is approved.
- 5) Adding a note to the plat that the minimum floor elevation for all lots is 1 ft above the 500 yr FEMA floodplain.
- 6) 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 three single family lots (Lot 8R-1- 0.5 acres, Lot 8R-2- 0.6 acres, Lot 8R-3- 1 acre) on George Light Rd and Solway Rd from a 2.1-acre forested lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 20 ft on George Light Rd. The Planning Commission may reduce this setback to 15 ft. The property is zoned PR up to 1.5 du/ac zone, TO (Technology Overlay) and F (Floodway). Lot 8R-3 on the other side of Solway Rd is not buildable unless combined with adjacent property and a development plan is approved.

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 1.5 du/ac, TO (Technology Overlay) and F (Floodway) zone

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 1.5 du/ac. The proposed 3 lots yield a density of 1.43 du/ac.

C. The Technology Overlay does not review development plans for single homes. The Floodway zone runs along the rear of the property and does not permit any structures.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. (7) Encourage development practices that conserve and connect natural features and habitats. - Beaver Creek runs along the rear of the property and much of the property is in a floodplain and Hillside Protection Area. The recommended disturbance budget is 0.6 acres of the 1.5-acre Hillside Protection Area. The proposal has a limit of disturbance of 5,100 sq ft for each lot.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type. Suburban Residential areas

are appropriate for primarily single family residential development with lot sizes generally less than one acre. - The proposed single-family lots have a similar scale to the other residential developments in the area.

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. This development is in alignment with these goals.

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

Details of Action:

Summary of Action: Approve the development plan for three single-family lots and a reduction of the peripheral setback from 35 ft to 20 ft on George Light Rd, as depicted on the site plan, 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: