

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-A-24-DP Related File Number: 12-SA-24-C
Application Filed: 10/23/2024 Date of Revision:
Applicant: ROY ANDERSON

PROPERTY INFORMATION

General Location: Southeast side of E Raccoon Valley Dr, northeast of Raccoon Woods Rd
Other Parcel Info.:
Tax ID Number: 26 057 Jurisdiction: County
Size of Tract: 13.45 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: North County Plan Designation: SR (Suburban Residential), RC (Rural Conservation), HP (H
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 842 E RACCOON VALLEY DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (k) (Planned Residential) up to 3.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pebble Creek Subdivision
No. of Lots Proposed: 12 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 11 detached residential lots, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the zoning condition that "the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map."

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(k) (Planned Residential) 3.5 du/ac, with conditions

A. The PR zone allows single-family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 3.5 du/ac, subject to 1 condition (see below). The proposed subdivision has a density of 0.67 du/ac.

C. The zoning condition is that "the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map." The slopes of 25 percent or greater are shown in red on the attached slope analysis map. The intent of this condition is to protect the large area of steep slopes to the rear of the property. The area shown as a "non-disturbance" area on sheet CP-1 must be provided on the plat per concept plan condition #6.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7).
– The 13.5 acres south of Williams Branch Creek is proposed as a single house lot, and the steepest portions of the property will remain undisturbed per the zoning condition.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. Approximately two-thirds of the property is located in the SR (Suburban Residential) place type, which is the northern portion. The remaining one-third of the property is in the RC (Rural Conservation) place type. The proposed house lots are located in the SR portion of the property. The RC area has slopes greater than 25 percent and will be left undisturbed per the zoning condition.

B. Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type. – The smaller lot sizes range from 0.216 acres to 0.258 acres, similar to nearby residential subdivisions. The large 13-acre lot is consistent with nearby lots with steep slopes on the ridge.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 12/12/2024

Details of Action:

Summary of Action: Approve the development plan for up to 11 detached residential lots, subject to 1 condition.

Date of Approval:

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: