

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 12-E-24-DP Related File Number: 12-SD-24-C
Application Filed: 10/28/2024 Date of Revision:
Applicant: JUSTIN BREINER

PROPERTY INFORMATION

General Location: South side of Black Rd, northeast of N. Campbell Station Rd
Other Parcel Info.:
Tax ID Number: 130 05805,05810 Jurisdiction: County
Size of Tract: 8.23 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 2.99 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: Black Ridge Pointe
No. of Lots Proposed: 24 **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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a residential subdivision of one existing house and up to 23 attached dwelling units in the PR zone, based on the acreage on the final plat, and a peripheral setback reduction from 35 ft to 15 ft along the western and eastern boundaries, as delineated in Exhibit B, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Before final plat approval, confirm that the property has adequate acreage for 30 dwellings units (at least 10.034 acres). The density of the development shall not exceed 2.99 du/ac.
3. The maximum height of the attached dwellings shall be 35 feet.

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 2.99 du/ac:

A. The PR zone allows attached dwellings as 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 for unit 2 is 2.87 du/ac based on the approximate lot area on KGIS. Including the 6 lots of unit 1 and the existing house on lot 7, the density for the entire development shall not exceed 2.99 du/ac. If the acreage on the final plat is below 10.034 acres, a reduction in lot numbers will be required to conform with the zoning ordinance.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential or agricultural zones. Staff recommends approval of the reduction as delineated in Exhibit B.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The development proposes a mix of single family houses and townhouses and the property has easy vehicular access to Knoxville Christian School on Snyder Road and numerous commercial uses along Parkside Drive.

B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The development proposes to preserve the forested area in the eastern section of the property.

3) FUTURE LAND USE MAP

A. The property has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. The land use mix of the RC place type lists detached houses as primary uses and attached houses as secondary uses. The place type recommends preservation of 50% or more of open space. The calculation on the site plan indicates that 46.9% open areas will be undisturbed. The percentage will be verified based on the final acreage and number of lots to be confirmed by a survey of the property.

B. Approximately 9.4 acres of the property are within the Hillside Protection (HP) area. The slope analysis recommends a maximum disturbance budget of 6.3 acres, which shall be maintained per condition 9.

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. 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.

B. Per the recently updated Growth Policy Plan, residential development in the Rural Area shall be limited to 2 du/ac. However, the property was rezoned to PR at 2.99 du/ac prior to the amendment to

the plan and the rezoning (2-D-24-RZ, 2-A-24-SP) was consistent with the former Growth Policy Plan that allowed subdivisions with up to 3 du/ac provided the property met certain standards, such as utility connection and adequate road infrastructure.

Action: Approved with Conditions **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision of one existing house and up to 23 attached dwelling units in the PR zone, based on the acreage on the final plat, and a peripheral setback reduction from 35 ft to 15 ft along the western and eastern boundaries, as delineated in Exhibit B, subject to 3 conditions.

Date of Approval: 12/12/2024 **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:**