

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-H-24-DP Related File Number: 12-SE-24-C
Application Filed: 11/1/2024 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Brackett Rd, north of Tall Shadow Ln
Other Parcel Info.:
Tax ID Number: 20 13207 Jurisdiction: County
Size of Tract: 33.45 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northeast County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 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: Brackett Rd Subdivision
No. of Lots Proposed: 88 **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 69 detached residential lots, subject to 2 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum number of lots shall be based on the total acreage of the subdivision noted on the final plat. The property must be over 34.5 acres to allow the proposed 69 detached residential lots. If the property is 34.5 acres or less, the lots must be reduced to comply with the PR (Planned Residential) zone with up to 2 du/ac.

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) 2 du/ac

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 2 du/ac. The proposed subdivision has a density of 1.99 du/ac.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The site's northern portion has approximately 16.8 acres within the HP (Hillside Protection) area, and Lammie Branch stream is in the southeast corner of the property. The slope analysis recommends a disturbance budget of 10.1 acres within the HP area, and the proposed subdivision disturbs approximately 9.5 acres within the HP area. The development stays out of the FEMA floodway and required stream buffers. In addition, approximately 4 acres on the southeast side of the creek will remain undeveloped.

3) COMPREHENSIVE PLAN - 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 supports 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). The proposed development has a density of 1.99 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. 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. Residential development in the Rural Area shall be limited to all of the following conditions: (a) no

more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and © must be on a collector road with a minimum pavement width of 18 ft. – The proposed density is 1.99 du/ac, will be serviced by sanitary sewer, and will be located on a road with a minimum pavement width of 18 ft if the recommended conditions are approved. Since the property was zoned PR up to 2 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the property be located on a collector road is not applicable. However, a pavement width of 18 ft is typically considered the minimum acceptable.

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

Details of Action:

Summary of Action: Approve the development plan for up to 69 detached residential lots, subject to 2 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: