

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-25-UR **Related File Number:** 2-C-25-DP
Application Filed: 12/27/2024 **Date of Revision:**
Applicant: VENTURE AT LASTER FARMS LLC

PROPERTY INFORMATION

General Location: North side of Outlet Dr, east of Snyder Rd
Other Parcel Info.:
Tax ID Number: 130 175 **Jurisdiction:** County
Size of Tract: 18.07 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:**
Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P
Growth Policy Plan: Farragut Urban Growth Boundary
Neighborhood Context:

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

Street: 11471 OUTLET DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
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:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the use on review for a multi-dwelling development with up to 320 units and a maximum building height of 52 ft for the 4-story structures as shown in the development plan, subject to 10 conditions.

Staff Recomm. (Full):

- 1) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Implementing the recommendations of the Venture at Laster Farms Multifamily Traffic Impact Study (TIS) by Cannon & Cannon, revised 1/20/2025, as required by Knox County Engineering and Public Works and the Town of Farragut (Exhibit B). A Memorandum of Understanding (MOU) with Knox County Engineering and Public Works may be required for work within the public rights-of-way, per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). If the applicant does not enter into a MOU that includes improvements within the Town of Farragut rights-of-way, a letter of credit in dollar amount provided by the Town Engineer for the road and traffic signal modifications shall be submitted before the issuance of building permits.
- 3) A maximum of 100 building permits may be issued before the road and traffic-related improvements are completed and operational at the intersection of N. Campbell Station Road at Snyder Road.
- 4) 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.
- 5) Providing a Type B landscape screen (Exhibit C) along the east and north boundary lines, as shown on the landscape plan. Existing trees that remain can count toward this requirement. The Planning staff may approve minor modifications in keeping with the landscape plan before building permits are issued.
- 6) Meeting all application requirements of the Knox County Stormwater Management Ordinance (Chapter 26, Article VI of the Knox County Code), including but not limited to obtaining approval from the director of the Department of Engineering and Public Works to modify or fill any sinkholes (closed contours). If one or more closed contours cannot be filled, resulting in a modification of the site plan, a new Use on Review and Development Plan application may be required. Modifying the site plan does not include eliminating residential structures and associated driveways and parking if all other elements of the proposed development remain the same, including the number of dwelling units proposed in the other portions of the site. The elimination of a residential structure will result in a decrease in the maximum number of dwelling units allowed based on the units in the structure shown on the plan.
- 7) Obtaining all necessary approvals and permits from the Town of Farragut, including but not limited to the intersection improvements at the intersection of Snyder Road and N. Campbell Station Road and the westbound right turn lane on Outlet Drive at the site access point.
- 8) If the Hayes Road right-of-way is not closed, a revised site plan with updated zoning compliance notes must be submitted to and approved by Planning staff before building permits are issued. Planning staff may approve adjustments to the alignment of the entrance driveway if it does not result in the driveway being moved closer to adjacent properties to the south and east.
- 9) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 10) Meeting the requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) zoning district and the criteria for approval of a use on review.

Comments:

----- USE ON REVIEW ANALYSIS -----

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted

plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the SMR (Suburban Mixed Residential) place type in the Comprehensive Plan (see Exhibit D). The SMR place type recommends attached residential as a "primary use", which includes duplexes, multiplexes, and townhouses that have the scale of a single family home (1-3 stories).

B. The "Implementing the Future Land Use Map" section in the Comprehensive Plan (page 28) distinguishes the role between the role of the plan and zoning ordinance. It states that the plan describes the range of land uses and development characteristics that are intended and appropriate in an area in the future, and the zoning ordinance defines land uses and development characteristics that are allowed on a specific parcel of land today.

C. The proposed 4-story structures are predominantly located in the southwest portion of the site, near the adjacent apartment complex with structures of similar scale. The 2-story townhouse structures are on the north and east portions of the site, which are compatible in scale with the single family houses to the east.

D. A Type B landscape screen is provided along the east and north property boundaries as an enhanced buffer to the lower intensity uses on the adjacent properties, consistent with Implementation Policy 2 to ensure development is sensitive to existing community character.

E. The subject property is located in an area with existing infrastructure that can support the proposed apartment complex, consistent with Policy 6 to promote attainable housing that meets the needs of the current and future residents.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The OB zone allows any use permitted and as regulated in the RB zone, with the exception of height, which is regulated by the OB zone. The RB zone allows multi-family developments with a density between 12-24 du/ac with use on review approval by the Planning Commission.

B. The OB zone allows heights greater than 45 ft with approval by the Planning Commission as a use permitted on review. As a condition of the approval, the Planning Commission may require an increase in setback and/or yard requirements where appropriate (Article 5.51.09). The 4-story structures range in height from 50-52 ft to the midpoint of the roof.

C. The minimum setbacks for residential uses are regulated by the RB zone, which requires a side setback of 12 ft plus an additional 1-ft for each additional 2 ft of building height more than 36 ft. The 4-story structures range in height from 50-52 ft to the midpoint of the roof, resulting in a required side setback of 20 ft (based on the tallest building). The setbacks shown on the plan vary depending on the buildings closest to the subject lot line. The side setback on the western lot line is 20 ft, and on the east lot line it is 12 ft because the 2-story buildings are adjacent to the lot line and the 4-story structures are a significant distance away. The rear setback is based on the 2-story structures nearest to that lot line. However, all buildings would meet the setback of the tallest buildings, if required.

D. The RB zone has a maximum building coverage of 30 percent, and this proposal has a 20 percent building coverage.

E. For multi-family developments with a density of 12 du/ac or more on sites of 8 to 20 acres, the RB zone requires 10 percent of the gross development area to be set aside for usable open space and recreational uses. Usable open space is not defined, but it should be accessible to the residents, large enough for passive or active uses, and, preferably, relatively flat. The development is required to have 1.83 acres of usable open space, and the provided usable open space is 2.0 acres based on the areas highlighted in purple on plan sheet C100.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. The proposed 4-story structures are predominantly located in the southwest portion of the site, near the adjacent apartment complex with structures of similar scale. The 2-story townhouse structures are on the north and east portions of the site, which are compatible in scale with the single family houses to the east. The property to the north is agricultural.

B. A Type B landscape screen is provided along the east and north property boundaries as an enhanced buffer to the lower intensity uses on the adjacent properties. In addition, the proposed buildings are at lower elevation than the adjacent uses, providing additional privacy to the adjacent properties.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. With the proposed building layout, recommended landscape screening, and required road improvements, the proposed multi-family development will not significantly injure the value of adjacent property.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The property has access to Outlet Drive, a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the use on review for a multi-dwelling development with up to 320 units and a maximum building height of 52 ft for the 4-story structures as shown in the development plan, subject to 10 conditions.

Date of Approval: 2/13/2025 **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:**