

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-L-25-DP Related File Number:
Application Filed: 1/29/2025 Date of Revision:
Applicant: KELSEY CHAMBERS

PROPERTY INFORMATION

General Location: East side of Summer Wood Rd, south of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 105 O C 02207 **Jurisdiction:** County
Size of Tract: 0.82 acres
Accessibility: Access is via Summer Wood Road, a local cul-de-sac street with a pavement width that varies from 25 ft to 37 ft within a right-of-way width of 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Townhouse development **Density:** 3.66 du/ac
Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in a small multifamily subdivision with a fire station that is accessed off of Middlebrook Pike. The surrounding area features a mix of commercial and office uses along Middlebrook Pike and multifamily and single-family subdivisions. There are three large churches within 0.5 miles of the subject property. Sinking Creek runs through the property and others nearby.

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

Street: 1006 SUMMER WOOD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1975 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) (6-F-75). There was no associated density with the PR (Planned Residential) zone, but a density of 6 du/ac was approved in a Use on Review case in 1978 (78-E-7).

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 up to 3 townhomes on the same lot and reduce the peripheral boundary along the northern property line to 16 ft, as shown on the plan, subject to 5 conditions.

Staff Recomm. (Full):
1. The maximum height of townhomes shall be 35 ft.
2. Recording the access easement before building permits can be issued. Reference to such deed or other legal document shall also be shown on the plat.
3. 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 as caused by the development, 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.
4. Meeting all applicable requirements of the Knox County zoning ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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: This proposal is for three townhomes on a 0.82-acre lot. Access will be via an existing driveway from Summer Wood Road that crosses over the property line. The townhomes will all have 2-car garages and will be situated toward the rear of the lot out of the floodway.

The property's recommended disturbance budget within the Hillside Protection area is 0.21 acres and for the overall site is 1.51 acres. The plan proposes to disturb 0.58 acres of the overall site. A no-disturbance line is labeled on the plan at the floodway border.

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

- A. The property was zoned PR (Planned Residential) in 1975. In 1978, a use on review was approved for nine fourplexes with a density of up to 6 du/ac (78-E-7). Five fourplexes have been built. The site contains approximately 0.82 acres. The proposed 3-unit townhome development density is 3.66 du/ac.
- B. The Planning Commission can reduce the peripheral boundary in the PR zone to 15 ft. Because of the blue line stream, the applicant would like to reduce the peripheral boundary on the northern property line to 16 ft.
- C. The height of townhomes shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the Tennessee State Scenic Corridor Act that limits building height to 35 ft.
- D. 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

- A. The property's place type is SMR (Suburban Mixed Residential) on the Future Land Use Map. The

housing mix includes attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home. The development plan proposes 3 townhomes 2-stories tall.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensuring that development complements existing community character. The 2-story townhomes are similar in size to the existing 2-story fourplexes on Summer Wood Dr.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth area 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:** 3/13/2025

Details of Action:

Summary of Action: Approve the development plan for up to 3 townhomes on the same lot and reduce the peripheral boundary along the northern property line to 16 ft, as shown on the plan, subject to 5 conditions.

Date of Approval: 3/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**