

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-D-24-DP                      Related File Number: 7-SB-24-C  
Application Filed: 6/4/2024                      Date of Revision:  
Applicant: CONNOR P. KELLY

## PROPERTY INFORMATION

General Location: West side of Maynardville Pike, southeast of Gray Road  
Other Parcel Info.:  
Tax ID Number: 29 001                      Jurisdiction: County  
Size of Tract: 58.47 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: RC (Rural Conservation), SP (Stream Protection), HP (Hillsi  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 7933 Maynardville Pk.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 2.6 du/ac, F (Floodway)  
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 development plan for up to 150 detached residential lots, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

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 (Planned Residential) up to 2.6 du/ac:

A. The PR zone allows detached 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 (Article 5, Section 5.13.15).

B. The proposed density is 2.59 du/ac, excluding the land area with the F (Floodway) zoning on the subject parcel.

C. The zoning ordinance requires a 50-ft separation for driveways at the intersection of two local streets. During the design plan phase, the corner lots will be evaluated to confirm compliance with this standard.

2) HP (HILLSIDE PROTECTION)

A. Approximately 30.3 acres of this 58-acre property is within the HP area. The slope analysis recommends a disturbance budget of 18.90 acres (62.3 percent) within the HP area. This proposal disturbs approximately 19.5 acres within the HP area, exceeding the recommended disturbance budget by 0.6 acres, 2 percent of the HP area. The steepest slopes are in the northeast corner of the site, which will largely be left undisturbed.

3) COMPREHENSIVE PLAN – RC (RURAL CONSERVATION) PLACE TYPE

A. The property is classified as the RC place type on the Future Land Use Map. Rural conservation areas are appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped. This proposal meets the intent of the RC place type by preserving the vegetated steep hillside in the northeast corner of the property in common area.

B. The RC place type allows consideration of Planned Residential up to 5 du/ac as a partially related zone. The proposed development has a density of 2.59 du/ac.

C. The proposal conforms with the form attributes of the RC place type, which recommends building heights of 1-2 stories, front setbacks of 20-30 ft, meandering streets, and private open spaces.

4) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The development preserves the largest area of contiguous steep slopes in the northeast corner of the site, consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat. The base of these steep slopes is the Mill Branch stream.

B. A sidewalk is required on one side of Road 'A' from Maynardville Pike to the intersection of Road 'A' and Road 'A' and provides a right-of-way stub-out extending west from this same intersection. This is consistent with Policy 11, which promotes connectivity with new development and recommends pedestrian and vehicular connectivity to increase mobility and encourage active transportation and recreation, and Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

5) STATE SCENIC ROADWAYS

A. Norris Freeway and Maynardville Pike are designated a scenic parkway by the State of Tennessee (TCA 54-17, Part 2). The purpose is to recognize these "natural and scenic assets and recreational resources for the enjoyment of our citizens and those of other states. Their general welfare will be enhanced by providing a road system that will promote the enjoyment of these assets and resources..."

B. The state scenic parkway law has standards for advertising structures, junkyards, and trash dumping. These standards do not impact the proposed subdivision; however, the proposal should complement the scenic parkway designation. Approximately half of the property facing Maynardville Pike will remain undisturbed, providing a vegetative screen.

6) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

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

B. The requested proposed density of 2.59 du/ac is consistent with the subject property's location within the Planned Growth Area of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 150 detached residential lots, subject to 1 condition.

**Date of Approval:** 7/11/2024 **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:**