

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-B-24-DP Related File Number: 8-SA-24-C
Application Filed: 6/24/2024 Date of Revision:
Applicant: FRED E. TRAINER, JR

PROPERTY INFORMATION

General Location: Southwest side of Sam Lee Rd, south side of Swafford Rd
Other Parcel Info.:
Tax ID Number: 103 067,063 Jurisdiction: County
Size of Tract: 10.41 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 11234 SAM LEE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.5 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: Hawk's Ridge Subdivision
No. of Lots Proposed: 28 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 28 detached residential lots and reduction of the 35-ft peripheral setback to 25 ft along the north, east, and south boundaries and to 20 ft on the western boundary of lots 8-10, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Providing landscape screening consistent with the Type B screening guidelines (Exhibit B) on the western boundary of lots 9 and 10 where the peripheral setback is reduced. Existing trees that are retained on the subject property can count toward this requirement. A landscape plan must be submitted for review and approval by Planning staff during the design plan phase.

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 4.5 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 2.6 du/ac, including the land area proposed for the dedication of right-of-way along Sam Lee Road and the area reserved for future road extension.

C. The property has three closed contours that are potential sinkholes. The applicant has provided a geotechnical study that concluded that the two closed contours on the east side of the property are not sinkholes. The closed contour on the west side of the property was not studied and is presumed to be a sinkhole. It is proposed to be used as a detention pond. The geotechnical study will be reviewed by Knox County Engineering and Public Works during the design plan phase. The PR zone allows the clustering of lots away from sensitive environmental features like sinkholes.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The developer is reserving an area for the future realignment of Sam Lee Road on the south side of the property by Knox County. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

B. A sidewalk is required on one side of Hawk's Ridge Road and along Sam Lee Road from Hawk's Ridge Road to the future road extension. This is consistent with Policy 11, to promote connectivity with new development, increase mobility, and encourage active transportation and recreation.

3) FUTURE LAND USE MAP

A. The property is classified as the TN (Traditional Neighborhood) place type on the Future Land Use Map. Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center. – With the recommended conditions, this is consistent with the intent of the TN place type by providing residential uses, sidewalk connections to a future sidewalk network, and is within close proximity to schools.

B. Single family and attached residential are considered primary uses in the TN place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development

with small to medium-sized lots is consistent with the TN place type.

C. The proposal conforms to the form attributes of the TN place type, which recommends building heights of 1-3 stories, front setbacks of 0-20 ft, and open space that includes a private neighborhood open space and nearby school yards.

D. The TN place type allows consideration of PR (Planned Residential) up to 24 du/ac as a partially related zone. The proposed development has a density of 2.6 du/ac.

4) HARDIN VALLEY TRANSPORTATION PLAN

A. The subject property is within the boundaries of the Hardin Valley Transportation Plan, adopted in 2019. The plan describes a long-range goal to widen existing travel lanes on Sam Lee Road and create additional shoulder width for all users.

B. With the subject development and the recent rezoning of the adjacent property to the west, there is an opportunity to relocate Sam Lee Road to the south side of the subject property and connect with the existing Sam Lee Road in the northwest corner of the adjacent property to the west. This will eliminate two sharp curves and improve safety.

C. With the property's close proximity to schools, a sidewalk will be provided on Sam Lee Road with the future relocation, and the subject development is required to extend a sidewalk to this future sidewalk. This aligns with the Mobility Plan's multimodal aspirations.

5) 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.

Action: Approved with Conditions **Meeting Date:** 8/8/2024

Details of Action:

Summary of Action: Approve the development plan for up to 28 detached residential lots and reduction of the 35-ft peripheral setback to 25 ft along the north, east, and south boundaries and to 20 ft on the western boundary of lots 8-10, subject to 2 conditions.

Date of Approval: 8/8/2024 **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:**