# **CASE SUMMARY**

# APPLICATION TYPE: DEVELOPMENT PLAN

#### PLANNING COMMISSION

File Number: 9-A-24-DP Related File Number:

Application Filed: 7/16/2024 Date of Revision:

Applicant: BARNES CAPITAL MANAGEMENT, LLC



# PROPERTY INFORMATION

General Location: North side of Old Middlebrook Pike, south side of Middlebrook Pike, west of N Gallaher View Rd

Other Parcel Info.:

Tax ID Number:105 L B 047Jurisdiction:County

Size of Tract: 2.1 acres

Accessibility: Access is via Old Middlebrooke Pike, a local street with a pavement width of 22 ft within a right-of-way

of 55 ft.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

**Surrounding Land Use:** 

Proposed Use: 18-unit townhouse development Density: 8.5

Planning Sector: Northwest County Plan Designation: BP (Business Park)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** The neighborhood is comprised of single family and multifamily residential housing. There is a

convenience store next door to the east at the intersection of of Middlebrook Pike, Old Middlebrook

Pike and N Gallaher View Road.

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

Street: 8441 Old MIDDLEBROOK PIKE

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PR (k) (Planned Residential) with conditions, up to 9 du/ac

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: This property was rezoned in April 2024 to PR up to 9 du/ac, subject to 2 conditions, installing a Type

B landscape screen and sidewalks along Old Middlebrooke Pike.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 a townhome development with 18 units and a 15-ft peripheral boundary reduction along the northern property line as shown on the plan, subject to 8 conditions.

 Connection to sanitary sewer and meeting any other relevant utility provider requirements.
 Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).

3. Townhomes (multi-dwelling structures) shall not exceed 35 ft in height.

4. Provide a detailed landscape plan for review and approval by Planning staff during permitting.

5. Installing a sidewalk along the Old Middlebrook Pike frontage per Chapter 54, Article IV of the Knox County Code. Knox County Engineering and Public Works will determine the final design of the sidewalk during the design plan phase.

6. 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 an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works

8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

criteria for approvar of a development plan.

This proposal is for 18 townhomes on approximately 2.1 acres. The property is zoned PR (k) (Planned Residential) up to 9 du/ac, subject to 2 conditions: installing a Type B landscape screen and sidewalks along Old Middlebrook Pike.

The driveway will be accessed off Old Middlebrook Pike and aligned with Roswell Road. Sidewalks are required along the frontage with Old Middlebrook Pike, which would connect with the sidewalk at Weigel's. Each unit has a one-car garage and a driveway, which together account for the required 2 parking spaces per unit. There are 5 additional guest parking spaces.

A 15-ft peripheral reduction has been requested along the southern lot line of a vacant lot to the north zoned A (Agricultural) (parcel 105LB04901). A type C landscape buffer (See exhibit A) that is 8 ft wide will be provided here. A type B landscape buffer screen 12 ft in width will be provided along Old Middlebrook Pike and the western property line shared with a single family dwelling.

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

 $PR\ (k)\ (Planned\ Residential)\ 9\ du/ac,\ subject\ to\ 2\ conditions\ installing\ a\ Type\ B\ landscape\ screen\ and\ sidewalks\ along\ Old\ Middlebrook\ Pike:$ 

A. This PR zone district is zoned for a maximum of 9 du/ac. The proposed density is 8.5 du/ac.

B. The PR zone allows multi-dwelling developments 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).

C. The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the multi-dwelling structures, consistent with the maximum height allowed on surrounding properties. The

Staff Recomm. (Full):

Comments:

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elevations provided show the units will be 2 stories.

D. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft. The applicant is requesting a 15-ft peripheral boundary along the northern boundary line adjacent to a vacant lot shared lot line with the A-zoned property to the north.

# 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP Business Park Place Type

A. Residential is a secondary use, and a range of housing may be considered, which includes a townhome development.

## 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character. - The 2-story buildings are consistent with the single family and townhomes in the area, and Type B and C landscape screens have been provided along the frontage as well as adjacent to residential properties.

B. The development also meets Policy 4.2's goal of requiring pedestrian connections between properties. A sidewalk will be required along the frontage of Old Middlebrook Pike, which connects with Wiegel's convenience store next door and to N Gallaher View Rd, where a public bus stop is less than 0.25 miles away to the east.

# 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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 proposal is in keeping with these purposes.

	these purposes	3.		
Action:	Approved with	Conditions	Meeting Date:	9/12/2024
Details of Action:				
Summary of Action:	APPROVE the development plan for a townhome development with 18 units and a 15-ft peripheral boundary reduction along the northern property line as shown on the plan, subject to 8 conditions.			
Date of Approval:	9/12/2024	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:			
	LEGIS	SLATIVE ACTION AND DI	SPOSITION	
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":

Amendments:

**Effective Date of Ordinance:** 

If "Other":

Amendments:

**Date of Legislative Appeal:** 

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