

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-D-24-DP                      Related File Number:  
Application Filed: 7/29/2024              Date of Revision:  
Applicant: JUSTIN HARVEY

## PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, east of Middlebrook Pike  
Other Parcel Info.:  
Tax ID Number: 104 06901                      Jurisdiction: County  
Size of Tract: 4.02 acres  
Accessibility: Access will be via Schaad Road, a median-divided minor arterial street that is currently under construction.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use:  
Proposed Use: Apartment and townhome development                      Density: 10.45 du/ac  
Planning Sector: Northwest County              Plan Designation: RC (Rural Conservation), SMR (Suburban Mixed Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The surrounding area consists of residential, recreational, institutional and modest commercial uses. There are two parks across the street from the property, Nicholas Ball Park and Ball Camp Park. Ball Camp Elementary School is located nearby to the southwest.

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

Street: 8813 BALL CAMP PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac, PR (Planned Residential) up to 12 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2020, this property was rezoned from A to PR up to 5 du/ac (12-F-19-RZ). In 2024, a large portion of the property was rezoned from PR up to 5 du/ac to PR up to 12 du/ac (6-N-24-RZ).

## 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a 12-unit townhouse and 30-unit multifamily development and a reduction of the peripheral setback along the western boundary from 35 ft to 30 ft for principal structures and to 20 ft to allow for multi-level decks encroachment, subject to 7 conditions.

Staff Recomm. (Full):

- 1) During permitting phase, providing complete architectural plans including elevation drawings with building materials to be used for review and approval by Planning staff to ensure that the development is consistent with the recommended housing forms of the SMR (Suburban Mixed Residential) place type.
- 2) During permitting phase, providing a detailed landscape plan for review and approval by Planning Commission staff.
- 3) Providing a sidewalk connection from Schaad Road to the proposed internal sidewalks, if the slope allows for ADA compliance. Alternative pedestrian access may be provided with the approval of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to, ensuring that the proposed driveway meets access control standards.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Installing all landscaping, as shown in the detailed landscape plan, within six months of issuance of an occupancy permit for this project or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
- 7) 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.

Comments: This request is for a 12-unit townhouse and 30-unit multifamily development. The multifamily structure is 2-storied on the front and 3-storied on the rear side (along the western property boundary). The townhouse units are proposed within two structures – a 3-story structure along the northern property boundary that accommodates 8 units and a 2-story townhouse on the opposite side of the former that accommodates 4 units. The applicant has provided preliminary drawings for the 3-story townhouse and shared example photos of design directions for the 2-story townhouse and the multifamily structure (Exhibit B). As described below in the 'Future Land Use Map' section, further review would be required to ensure that the development plan satisfies the criteria for approval.

**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) up to 12 du/ac with one condition, PR (Planned Residential) up to 5 du/ac:

A. The PR zone is intended to provide flexibility for different types of residential development including houses, duplexes, and multi-dwelling structures. There are several matured trees and some slopes in the property that would benefit from the flexibility permitted by the PR zone to cluster development in the most optimal area.

B. An approximate 0.64-acre portion on the northwest corner of the property is zoned for a density up to 5 du/ac, while the remaining portion of this 4.01-acre property has an approved density up to 12 du/ac. The County Commission added a condition to the approval of the latter that no more than 43 units can be built on this entire property (6-N-24-RZ). This development plan proposes 42 units in total.

C. The site layout conforms to the setback, lot coverage, landscaping, and parking requirements of the zone. The proposed structures meet the maximum height restriction of 3 stories for houses in the PR

zone. The recommended reduction of the peripheral setback would allow flexibility for façade variations and is supplemented by a Type C landscape screen. The adjacent property to the west also has additional vegetation.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Create neighborhoods with a variety of housing types and amenities in close proximity. (Policy 5) – The proposed development has a mix of townhouses and multifamily units and there are community-serving amenities such as Ball Camp Elementary School, Nicholas Ball Park, and Ball Camp Park nearby.

B. Encourage development practices that conserve and connect natural features and habitat. (Policy 7) – The development proposes to retain all the mature trees located on the southeast portion of the site and largely avoids the vegetated steep portion on the northwest corner of the property.

3) FUTURE LAND USE MAP

A. The property is designated as the RC (Rural Conservation) and SMR (Suburban Mixed Residential) place types. The proposed development is located primarily on the SMR portion. The SMR place type calls for a mix of housing types, including small-scale multifamily housing. The place type specifies a building height maximum of 3 stories and a front setback of 20-30 ft, and stipulates that multiplexes and townhouses have the scale of a single family home.

The proposal meets the form attributes of building height and setbacks and will be expected to meet the stipulation for multiplexes and townhouses to be of single-family scale. While the façade variation in the multifamily units and the use of separate structures for the townhouse units are intended to provide a house-like scale, the submitted drawings are preliminary in nature. The exact sizes of the form and building materials for the 2-story townhouse and the multifamily structure are unknown at this time. Therefore, staff recommends a condition for approval of complete architectural plans during the permitting phase to ensure that the development is consistent with the recommended housing forms of the SMR place type (Condition 1).

C. Walking is considered to be a secondary transportation mode for this place type. Staff recommends providing a sidewalk connection to Schaad Road, subject to the feasibility of meeting ADA accessibility standards.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

**Action:** Approved with Conditions **Meeting Date:** 9/12/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for a 12-unit townhouse and 30-unit multifamily development and a reduction of the peripheral setback along the western boundary from 35 ft to 30 ft for principal structures and to 20 ft to allow for multi-level decks encroachment, subject to 7 conditions.

**Date of Approval:** 9/12/2024 **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:**