

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-F-24-DP Related File Number: 9-SD-24-C
Application Filed: 7/29/2024 Date of Revision:
Applicant: RUSSELL F. MORRIS III (WJSW LLC)

PROPERTY INFORMATION

General Location: North side of W. Governor John Sevier Hwy, west of W. Dick Ford Ln.
Other Parcel Info.:
Tax ID Number: 137 013 Jurisdiction: County
Size of Tract: 9.74 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: South County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 717 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 8 du/ac (pending)
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: 717 W Governor John Sevier Hwy
No. of Lots Proposed: 34 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 34 detached residential lots, subject to 2 conditions.
Staff Recomm. (Full): 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting the four zoning conditions.

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 du/ac subject to 4 conditions (see above):

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 3.44 du/ac.

C. The four conditions of the approval are addressed on the concept plan and the recommended conditions of approval.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The 50-ft tree buffer along the W. Governor John Sevier Highway and the required landscape screening on the west and north boundaries are consistent with Policy 2, which is to ensure that development is sensitive to existing community character, and Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The site is located in an area with existing infrastructure that supports the proposal, consistent with Policy 6, to promote attainable housing that meets the needs of the current and future residents, and Policy 9, to focus growth in areas already served by adequate infrastructure.

3) FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Single family residential is considered the primary use in the SR place type. – This proposal is consistent with the recommendations of the SR place type.

B. The proposal conforms to the form attributes of the SR place type, which recommends building heights of 1-2 stories with front setbacks between 20-30 ft. – The maximum height is 35 ft for houses in the PR zone and the proposed front setback is 20 ft.

C. The SR place type allows consideration of PR (Planned Residential) up to 12 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 3.44 du/ac.

4) GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY

A. The corridor study recommends a 50-ft tree protection buffer along the W. Governor John Sevier Highway frontage. A condition of the zoning is that a 50-ft tree buffer be maintained, including the critical root zone of the trees. The critical root zone is typically the drip line of the tree canopy. Staff recommends high visibility fencing be installed and maintained during construction to protect the critical root zone.

5) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and 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:** 9/12/2024

Details of Action:

Summary of Action: Approve the development plan for up to 34 detached residential lots, subject to 2 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:**