



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-E-23-DP

AGENDA ITEM #: 30

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** DGA RESIDENTIAL, LLC

OWNER(S): Wilko LLC

TAX ID NUMBER: 162 62

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12320 S NORTSHORE DR

▶ **LOCATION:** Southeast side of S. Northshore Drive, southwest of Harbor Crest Way

▶ **APPX. SIZE OF TRACT:** 11.65 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S Northshore Dr, a minor arterial, with a 20-ft pavement width within a 64-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Townhome development (Multi-dwelling development)

DENSITY PROPOSED: 4.8 du/ac

HISTORY OF ZONING: In 2020, this site was rezoned to PR (Planned Residential) up to 5 du/ac (10-M-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural)

South: Commercial - CN (k) (Neighborhood Commercial)

East: Single family residential, rural residential - PR (Planned Residential) up to 5 du/ac, and up to 3 du/ac

West: Single family residential - PR (Planned Residential) up to 2.4 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in southwest Knox County, approximately a mile southwest of Concord Park. This is a suburban area predominantly consisting of single-family detached houses. There is a commercial node to the south at the Choto Road and S Northshore Drive intersection.

STAFF RECOMMENDATION:

▶ **Withdraw the development plan application as requested by the applicant.**

COMMENTS:

This proposal is to construct a 56-unit townhome development on a 11.65-acre property. The proposed development will consist of 14 buildings, a clubhouse, and playground. Each structure will have four, two-story townhouse-style units with individual separate exterior entrances. Per the Knox County Zoning Code, this proposal is a multi-dwelling development because the land underneath the structures is not divided into separate lots. Each unit will have its own external entrance and are 2-story.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).