



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-F-24-DP

AGENDA ITEM #: 27

AGENDA DATE: 7/11/2024

▶ **APPLICANT:** **RON WHITTAKER**

OWNER(S): Bradley & Amanda Rueter

TAX ID NUMBER: 20 101.02

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7707 BELL RD (7709 Bell Rd)

▶ **LOCATION:** **West side of Bell Rd and Mountain Rise Dr intersection**

▶ **APPX. SIZE OF TRACT:** **6.1 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bell Rd, a major collector with a pavement width of 20 ft within a right-of-way width of 50 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PR (Planned Residential) up to 3 du/ac**

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

▶ **PROPOSED USE:** **Single family home and garage apartment**

DENSITY PROPOSED: 0.33 du/ac

HISTORY OF ZONING: In 1994, this parcel was rezoned to PR (Planned Residential) up to 3 du/ac.

SURROUNDING LAND USE AND ZONING: North: Transportation/Communications/Utilities - I (Industrial)

South: Agriculture/forestry/vacant land - A (Agricultural)

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is along a major collector road with a mix of single family subdivisions and agricultural uses.

STAFF RECOMMENDATION:

▶ **Approve the development plan for one single-family residence, a garage apartment, and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, subject to 2 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

COMMENTS:

This proposal is to create one 4,937 sq ft single family home and one 3,199 sq ft RV garage with an apartment on a 6.1-acre forested lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15 ft on the western lot line because of a sinkhole on the property. The Planning Commission may reduce this setback to 15 ft. The peripheral setback reduction shouldn't affect the adjacent property, which is within the stream protection overlay, and the closest dwelling is more than 450 ft from the proposed house.

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 3 du/ac:

A. The PR zone allows single family houses and garage apartments as permitted uses. The RV garage is permissible as an accessory structure in the PR zone. 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. This PR zone is approved for a maximum of 3 du/ac. The proposed density is 0.33 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed single-family residence with a garage apartment is similar to other rural residential properties and single-family residential subdivisions in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - RURAL CONSERVATION PLACE TYPE

A. The property is classified RC (Rural Conservation), which allows consideration of Planned Residential up to 5 du/ac as an indirectly related zone. The proposed development has a density of 0.33 du/ac.

B. The RC place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas are to conserve between 50-70 percent of a site as natural open space. The total disturbed area is 1.5 acres on this 6.1-acre site.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Gibbs 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).