

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-A-25-DP **Related File Number:**
Application Filed: 8/15/2025 **Date of Revision:**
Applicant: JUDY GRAHAM

PROPERTY INFORMATION

General Location: Terminus of Mission Springs Ln
Other Parcel Info.:
Tax ID Number: 30 08026 (PART OF) **Jurisdiction:** County
Size of Tract: 0.95 acres
Accessibility: Access would be via Mission Springs Ln, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: One single family lot **Density:**
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential dwellings on small suburban-style lots as well as undeveloped, forested lands.

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

Street: 6720 MISSION SPRINGS LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was part of a larger rezoning request from RA (Low Density Residential) to PR (Planned Residential) up to 2 du/ac in 2001 (5-C-01-RZ). It was rezoned from PR (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 2.5 du/ac as part of another larger area rezoning in 2006 (12-Q-06-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 detached dwelling lot in the PR (Planned Residential) zone, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Retaining the existing vegetation within the northeastern peripheral boundary of the property.
4. Creating the lot as shown on the site plan and meeting all applicable requirements of the platting process and Subdivision Regulations. Minor adjustments to the lot boundary and easement area may be approved by Planning staff during the platting process.
5. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding 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:

The applicant proposes to create a 0.95-acre lot for a detached dwelling out of a larger 8.98-acre property. The remaining larger area already has a 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 (Planned Residential) up to 2.5 du/ac:

A. The PR zone allows detached dwellings 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 PR zone consists of the subject larger property, 39 lots of the Christian Springs - Unit 4 subdivision, and five other parcels, and it is approximately 46.3 acres. The proposed density of 0.99 du/ac is well within the approved density of 2.5 du/ac.

C. The setbacks and peripheral boundary noted on the plan meet the standards of the PR zone. The Planning Commission retains the authority to approve alternative side setbacks, rear setbacks, and peripheral boundaries if deemed necessary.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the SR place type, and the proposal is consistent with the SR area's intent to provide single-family residential development with lot sizes generally less than one acre.

B. The place type specifies a building height maximum of 2 stories and setbacks of 20-30 ft. Condition 1 stipulates that the proposed house shall meet the dimensional requirements of the PR zone.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A detached house would be compatible with other single-family residences in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purposes of the

Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is consistent with the growth policy plan.

Action: Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the development plan for a detached dwelling lot in the PR (Planned Residential) zone, subject to 5 conditions.

Date of Approval: 10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: