

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



File Number: 10-B-25-DP

Related File Number:

Application Filed: 8/20/2025

Date of Revision:

Applicant: RON HODGE

#### PROPERTY INFORMATION

**General Location:** North side of Murray Dr, across from intersection with Bill Murray Ln

**Other Parcel Info.:**

**Tax ID Number:** 68 J A 010

**Jurisdiction:** County

**Size of Tract:** 2.4 acres

**Accessibility:** Access would be via Murray Drive, a major collector with a pavement width of 16 ft within a right-of-way which varies from 50 ft to 65 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land

**Surrounding Land Use:**

**Proposed Use:** Multi-dwelling development

**Density:** 3.33 du/ac

**Planning Sector:** Northwest City

**Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This area is comprised of a mix of residential and commercial uses. Residential uses consist of single family dwellings on a mix of small and medium sized suburban-style lots. Commercial uses are concentrated along Clinton Highway and consist of retail, service, and warehousing operations. There is a church directly to the north of the subject site off of Lacy Road.

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

**Street:** 837 MURRAY DR

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 5 du/ac

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** In 2022, this parcel was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (2-C-22-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:** Whitney Warner

**Staff Recomm. (Abbr.):** APPROVE the development plan for a duplex development with up to 8 units a (multi-dwelling development) and a peripheral boundary reduction from 35 ft to 15 ft as shown on the development plan, subject to 7 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. 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 as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
3. A Type B landscape buffer 12 ft in width is required along the eastern and western property lines adjacent to single family residences, as seen on the development plan.
4. A Type C landscape buffer 8 ft in width is required along the southern property line adjacent to the right-of-way, as seen on the development plan.
5. Land disturbance within the HP area shall not exceed 1.1 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 for 8 duplexes on one lot on approximately 2.4 acres. The property is zoned PR (Planned Residential) up to 5 du/ac and the proposed density is 3.33 du/ac.

The driveway will be accessed off of Murray Drive and line up with Bill Murray Lane across the street. The buildings are two-story brick homes with 2 parking spaces per unit and 8 guest parking spaces total. The parking lot is in the front yard along Murray Drive. The zoning ordinance requires a Type C landscape screen 8 ft in width where parking lots front the right-of-way along Murray Drive. The east and west property lines require a Type B landscape screen 12 ft in width adjacent to single family residences.

The property is within the HP (Hillside Protection) area. The slope analysis recommends a disturbance of 1.1 acres. The preliminary grading plan shows that the HP disturbance is 0.95 acres, meeting the disturbance budget. The plan shows the limit of disturbance with silt fencing, and there is a condition that the disturbance budget must not be exceeded.

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) 5 du/ac:

- A. The PR zone allows multi-dwelling developments 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 maximum height of houses and duplexes is 3 stories in the PR zone. The elevations provided show the units will be 2 stories.
- C. The Planning Commission has the authority to reduce the peripheral setback to 15 ft when the PR zone is adjacent to residential and the A (Agricultural) zone, which is the case here along the western and eastern property lines.
- D. This PR zone district is zoned for a maximum of 5 du/ac. The proposed density is 3.33 du/ac.

#### 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

The property's place type is SR (Suburban Residential) and it is within the HP (Hillside Protection) area on the Future Land Use Map. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Much of the property is within the HP (Hillside Protection) area. The proposed disturbance is 0.95 acres. There is a condition of approval for the land disturbance within the HP area not to exceed 1.1 acres, as recommended by the slope analysis.

#### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – The two-story units are compatible with the other single-family residences in the area.
- B. Implementation Policy 2.1 regulates buffers or transitions between land uses. There are landscape screens 12 ft in width along the western and eastern property lines adjacent to single family residences.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Area. The purposes of the Urban Growth Area 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. This development is in alignment with these goals.

**Action:** Approved with Conditions **Meeting Date:** 10/2/2025

#### Details of Action:

**Summary of Action:** Approve the development plan for a duplex development with up to 8 units a (multi-dwelling development) and a peripheral boundary reduction from 35 ft to 15 ft as shown on the development plan, subject to 7 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:**