

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 10-C-22-DP **Related File Number:**  
**Application Filed:** 8/23/2022 **Date of Revision:**  
**Applicant:** WIMBERLY TRUST

#### PROPERTY INFORMATION

**General Location:** West side of Arcadia Peninsula Way, southwest of the roundabout connection with Chandler Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 163 028.01 **Jurisdiction:** County  
**Size of Tract:** 10.72 acres  
**Accessibility:** Access is via Arcadia Peninsula Way, a private street with 26' of pavement width within 50' of right-of-way; and via Chandler Road, local street with 20' of pavement width within 60' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached dwelling **Density:** .19 du/ac  
**Sector Plan:** Southwest County **Sector Plan Designation:** RR (Rural Residential), HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The property is located adjacent to the Arcadia subdivision at the terminus of Chandler Road, southwest of S. Northshore Drive. The area developed with single family and rural residential uses in the PR and A zones.

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

**Street:** 1701 Chandler Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from A to PR 1-3 du/ac in 2005 (8-O-05-RZ).

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** RR (Rural Residential), HP (Hillside Protection)

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for a single-family lot, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the utility provider and/or the Knox County Health Department.
- 2) Removing the peripheral setback from the plat and providing front, side, and rear setbacks in the plat notes that are no less than the default setbacks for the PR zone.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.

Comments: This proposal is to create a 1.12-acre single-family house lot from a 10.7-acre lot with one existing house. The property is within and completely surrounded by a PR (Planned Residential) 1-3 du/ac zone district, so the property does not have a peripheral boundary. The 35-ft peripheral setback shown on the development plan needs to be removed on the plat, and front, side, and rear setbacks added to the plat notes that are no less than the default setbacks for the PR zone.

The intent of this approval is to allow the proposed lot and other lots of similar size on this property if access is provided that meets the requirements of the Subdivision Regulations.

**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) 1-3 du/ac:

- a) The PR zone allows single family 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) This PR zone district is approved for a maximum of 3 du/ac. The proposed density is .19 du/ac.

**2) GENERAL PLAN - DEVELOPMENT POLICIES**

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed attached residential structures will have a similar scale as the other residential development in the area.

**3) SOUTHWEST COUNTY SECTOR PLAN**

- a) The property is classified RR (Rural Residential), which allows consideration of up to 3 du/ac. The proposed development has a density of .19 du/ac.

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

- a) The property is within the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the development plan for a single-family lot, subject to 4 conditions.

Date of Approval: 10/6/2022

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:**