CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION

File Number: 11-A-23-DP Related File Number:

Application Filed: 9/11/2023 **Date of Revision:**

Applicant: DAVID HURST



PROPERTY INFORMATION

General Location: Southeast side of George Williams Rd, northeast of Pellissippi Pkwy

Other Parcel Info.:

Tax ID Number: 144 071.4,071.5 Jurisdiction: County

Size of Tract: 2.19 acres

Accessibility: Access is via George Williams Road, a major collector street with a 28-ft pavement width within a 70-ft

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 1.37

Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential area is in southwest Knox County, northeast of Pellissippi Parkway. It is comprised of

single family homes in subdivisions and on large independent lots among forested hillside.

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

Street: 9900 GEORGE WILLIAMS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 1984, this property was rezoned from A (Agricultural) to RA (Low Density Residential) (6-H-84-RZ).

In 2007, it was rezoned from RA to PR (Planned Residential) up to 5 du/ac, but this was not recorded

(12-H-07-RZ). In 2023, the property was rezoned from RA to PR up to 2 du/ac (4-E-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

11/15/2023 09:30 AM Page 1 of 3

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the development plan for an additional single-family lot, as depicted in the attached plan,

subject to 4 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) Connections to sanitary sewer and meeting any other relevant requirements of the utility provider.

4) Provision of addresses consistent with the Uniform Street Naming and Addressing System within

Knox County (County Ord. 91-1-102).

With the conditions noted, this plan meets the requirements for approval in the PR zone and the

criteria for approval of a development plan.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

1) ZONING ORDINANCE

PR (Planned Residential) up to 2 du/ac:

A. The PR zone allows houses, attached houses, duplexes, and multidwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve a development plan before permits can be issued (Article 5.13.15).

B. This PR zone is approved for a maximum of 2 dwelling units per acre. The proposed subdivision and addition of a single-family dwelling to the two existing single-family lots brings the total density to 1.37 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The footprint of the proposed dwelling is similar in scale to adjacent residential developments sharing access to George Williams Road. The addition of a single-family home will not have a significant impact on the surrounding residential area.

3) SOUTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential), which permits PR zoning with a density up to 5 du/ac.

B. The property is within the HP (Hillside Protection) area, which provides guidance on disturbance limitations to preserve steep slopes and ridges. The site plan demonstrates consideration of undisturbed slopes by limiting development to the front of the newly proposed third lot.

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.

Action: Approved with Conditions Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the development plan for an additional single-family lot, as depicted in the attached plan,

subject to 4 conditions.

Date of Approval: 11/9/2023 Date of Denial: Postponements:

11/15/2023 09:30 AM Page 2 of 3

Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knoxville Board of Zoning Appeals	
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:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

11/15/2023 09:30 AM Page 3 of 3