

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 11-A-25-DP                      **Related File Number:**  
**Application Filed:** 9/24/2025              **Date of Revision:**  
**Applicant:** KELSEY CHAMBERS

## PROPERTY INFORMATION

**General Location:** East side of Summer Wood, south of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 105 O C 02207                      **Jurisdiction:** County  
**Size of Tract:** 0.82 acres  
**Accessibility:** Access is via Summer Wood Road, a local cul-de-sac street with a pavement width that varies from 25 ft to 37 ft within a right-of-way width of 50 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Modification of condition #2 of case file (3-L-25-DP) requiring the applicant to record a new plat.                      **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** SMR (Suburban Mixed Residential), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located in a small multifamily subdivision with a fire station that is accessed off of Middlebrook Pike. The surrounding area features a mix of commercial and office uses, and multifamily and single-family subdivisions along Middlebrook Pike. Sinking Creek runs through the property and others nearby.

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

**Street:** 1006 SUMMER WOOD RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential), F (Floodway)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 1975 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) (6-F-75). There was no associated density with the PR (Planned Residential) zone, but a density of 6 du/ac was approved in a Use on Review case in 1978 (78-E-7).

**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 modification of condition #2 for the development plan (3-L-25-DP), subject to 2 conditions.

Staff Recomm. (Full):

- 1) Recording the access easement and associated map (Exhibit A) before building permits can be issued.
- 2) All other aspects of the development plan approval (3-L-25-DP) remain unchanged and effective.

Comments:

A development plan for 3 townhomes on a single lot was approved in March 2025 (3-L-25-DP). Condition #2 of the development plan requires an access easement for a shared driveway for two adjacent lots to be recorded and subsequently platted before building permits can be issued. The applicant does not wish to go through the platting process because there is an existing plat from 1979 (instrument# 197904040026401) and the lot lines are not changing. Recording the access easement with the attached map meets the intent of the original condition to ensure an access easement is recorded and can be easily located. This modified condition does not affect the site plan of the original approval.

**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**

- A. The property was zoned PR (Planned Residential) in 1975. In 1978, a use on review was approved for nine fourplexes with a density of up to 6 du/ac (78-E-7). Five fourplexes have been built. The site contains approximately 0.82 acres. The proposed 3-unit townhome development density is 3.66 du/ac.
- B. The Planning Commission can reduce the peripheral boundary in the PR zone to 15 ft since the subject property abuts A (Agricultural) and PR zoned properties. Because of the blue line stream, the applicant would like to reduce the peripheral boundary on the northern property line to 16 ft.
- C. The Zoning Ordinance leaves height of townhomes to be determined by the Planning Commission. However, the property is located off of Middlebrook Pike, which is designated a Tennessee State Scenic Corridor. Building heights are restricted to 35 ft within 1000 ft of the corridor, and this property falls within that boundary. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the Tennessee State Scenic Corridor Act that limits building height to 35 ft and are less than 35 ft tall.
- D. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

**2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP**

- A. The property's place type is SMR (Suburban Mixed Residential) on the Future Land Use Map. The housing mix includes attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home. The development plan proposes 3 townhomes that are 2-stories tall.

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

- A. This development is consistent with Implementation Policy 2, ensuring that development complements existing community character. The 2-story townhomes are similar in size to the existing 2-story fourplexes on Summer Wood Dr.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned 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:** 11/13/2025

**Details of Action:**

**Summary of Action:** Approve the modification of condition #2 for the development plan (3-L-25-DP), subject to 2 conditions.

**Date of Approval:** 11/13/2025 **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:**