

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 11-E-22-DP                      Related File Number:  
Application Filed: 9/27/2022              Date of Revision:  
Applicant: NED FERGUSON

## PROPERTY INFORMATION

General Location: Southwest side of Granville Conner Rd, north of W. Emory Rd  
Other Parcel Info.:  
Tax ID Number: 56 E B 010.01                      Jurisdiction: County  
Size of Tract: 1.002 acres  
Accessibility: Access is via Granville Conner Road, a local road with a 20-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use: Single family lots                      Density: 3 du/ac  
Sector Plan: North County                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is primarily single family residential and agricultural.

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

Street: 329 GRANVILLE CONNER 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: Rezoned to PR (Planned Residential) up to 3 du/ac in 1989 (File number 12-G-89-RZ)

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
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 three single-family lots, subject to 3 conditions.

Staff Recomm. (Full): Approve the development plan for three single-family lots, subject to 3 conditions.

- 1) Adding a turnaround for the driveway of Lot 1.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

Comments:

This proposal is to create three single family lots (Lot 1- .312 acres, Lot 2- .215 acres, Lot 3- .475 acres) on Granville Conner Rd from a 1.002-acre lot with one existing house. The property is zoned PR up to 3 du/ac zone. Lot 1 has an existing house. Its driveway has poor sight distance along Granville Conner Rd. A turnaround for the driveway on Lot 1 needs to be created.

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) 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 3 du/ac.

C. This property is in the PR zone for the surrounding subdivision. There is sufficient density for these three lots.

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) NORTH COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 3 du/ac.

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 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 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

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the development plan for three single-family lots, subject to 3 conditions.

Date of Approval: 11/10/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**