

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-F-25-DP Related File Number:
Application Filed: 9/30/2025 Date of Revision:
Applicant: MARK WRIGHT

PROPERTY INFORMATION

General Location: West side of Arcadia Peninsula Way, southwest of Albion Way
Other Parcel Info.:
Tax ID Number: 163 02878 Jurisdiction: County
Size of Tract: 3.99 acres
Accessibility: Access is via Arcadia Peninsula Way, an unstriped, private local street with 22 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Reduction of previously approved front setback from 30 ft to 25 ft Density:
Planning Sector: Southwest County Plan Designation: RL (Rural Living), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The Arcadia subdivision is a 500-acre large-lot single family subdivision on the Tennessee River.

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

Street: 0 ARCADIA PENINSULA WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: PR (Planned Residential) up to 3 du/ac was approved in 2005 (8-O-25-RZ/8-F-05-SP).

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 to reduce the previously approved front setback from 30 ft to 25 ft in the PR (Planned Residential) up 3 du/ac zone as depicted on the site plan, subject to 3 conditions.

Staff Recomm. (Full):

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
3) If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments:

In 2023, a concept and development plan for 4 single family lots was approved (11-SB-23-C/11-C-23-DP). The PR zone requires setbacks to be determined by the Planning Commission and subsequently listed on the plat. This plan requests reducing the front setback from 30 ft to 25 ft on one lot, Lot 415 of Arcadia – Phase 4A.

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) up to 3 du/ac:

A. The Planning Commission determines setbacks in the PR zone, which allows a minimum front setback of 15 ft. This development plan requests reducing the front yard setbacks from 30 ft to 25 ft.
B. The proposed development does not change the density of the subdivision. The single family use and the existing 0.24 du/ac density are in conformance with the zoning and have been previously approved.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. – In the Arcadia subdivision, the most common front setback has been 30 ft along Arcadia Peninsula Way. The 25-ft setback is very similar to the 30-ft setback.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential) place type which specifies setbacks of 20-30 ft. The site plan provided meets the dimensional requirements of the PR zone and form attributes of the SR place type.

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. 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 development plan to reduce the previously approved front setback from 30 ft to 25 ft in the PR (Planned Residential) up 3 du/ac zone as depicted on the site plan, subject to 3 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: