

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-B-23-DP                      Related File Number:  
Application Filed: 10/27/2023              Date of Revision:  
Applicant: BRONZIE HARRIS

## PROPERTY INFORMATION

General Location: At the northwest terminus of Saint Croix Ln off Dante Rd  
Other Parcel Info.:  
Tax ID Number: 57 F G 016                      Jurisdiction: County  
Size of Tract: 8391 square feet  
Accessibility: Access is via Saint Croix Lane, a local road with a 26-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: Reduction of periphery setback from 35' to 16' in order to build an addition to the existing single family dwelling.              Density:  
Sector Plan: North County              Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: This parcel is located on a cul-de-sac featuring single family homes. The area in general is comprised of small-lot, single family detached subdivisions off of side streets, while Dante Road has mostly larger residential lots with a church and a school nearby, in addition to a commercial node 3/4 mile to the west.

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

Street: 6949 SAINT CROIX LN  
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: In 1994, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (10-R-94-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 to reduce the peripheral setback from 35-ft to 16-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 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.

Comments: This proposal is to reduce the peripheral setback on an existing lot from 35-ft to 16-ft in the PR zone to allow a new addition on the rear of the house to be constructed.

**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 5 du/ac:

A. The PR zone allows single family houses and accessory uses, buildings and structures 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. The Planning Commission has the authority to reduce the peripheral setback to 15-ft (Article 5, Section 5.13.06).

**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 open porch 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 density up to 5 du/ac in the County's Urban Growth Area. The proposed development does not change the density of the subdivision, which is up to 5 du/ac.

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

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal is in compliance with the intent of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the development plan to reduce the peripheral setback from 35-ft to 16-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Date of Approval: 12/14/2023

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:**