

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-A-23-DP                      Related File Number: 2-SA-23-C  
Application Filed: 12/27/2022              Date of Revision:  
Applicant: DAVID CHEBAN

## PROPERTY INFORMATION

General Location: N of Jenkins Rd, west of Joe Hinton Rd  
Other Parcel Info.:  
Tax ID Number: 105 142                      Jurisdiction: County  
Size of Tract: 1.9 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use: Attached and detached residential subdivision                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 7701 JENKINS RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RA (Low Density Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: David Cheban S/D - Jenkins Road  
No. of Lots Proposed: 8                      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 8 single family detached lots and the reduction of the peripheral setback along lots 7 and 8 from 35' to 25', subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Providing documentation to Planning staff that the 2 conditions of the rezoning have been met prior to issuance of grading permits on the site.

Comments: The property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) up to 4.2 du/ac with two conditions on January 23, 2023. The 2 conditions must be adequately addressed before the concept plan can go to Planning Commission. Conditions: 1) Applicant will provide two design plans for review and discussion, and then will have another meeting with surrounding neighbors. 2) Applicant will provide stormwater prevention improvements identified by adjacent property owners.

The applicant has provided two design plans to staff and neighbors for review. The first plan was 6 single family attached and 2 single family detached homes with stormwater heading east on the property. As requested by the neighbors, the revised plan includes 8 single family detached homes with stormwater heading west.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the Jenkins Road frontage lots 7 and 8. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. Staff is recommending approval of the reduction because it is consistent with the setback of the existing house on the property that will remain.

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) 4.2 du/ac:

- A. The PR zone allows single family attached 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 4.2 du/ac. The proposed density is 4.14 du/ac.

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 detached residential structures will have a similar scale as the other residential development in the area.

3) NORTHWEST 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 4.14 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 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:** 2/9/2023

**Details of Action:**

**Summary of Action:** APPROVE the development plan for 8 single family detached lots and the reduction of the peripheral setback along lots 7 and 8 from 35' to 25', subject to 2 conditions.

**Date of Approval:** 2/9/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**