

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 2-A-24-DP                      **Related File Number:** 2-SA-24-C  
**Application Filed:** 12/21/2023                      **Date of Revision:**  
**Applicant:** JENKINS BUILDERS

## PROPERTY INFORMATION

**General Location:** Southwest side of Old Clinton Pike, southeast of Tilbury Way  
**Other Parcel Info.:**  
**Tax ID Number:** 67 147,148.01,PART OF 148. (                      **Jurisdiction:** County  
**Size of Tract:** 5.593 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Rural Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 CLINTON PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 12 du/ac pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Jenkins Builders - Old Clinton Pike  
No. of Lots Proposed: 57 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 up to 55 attached houses on individual lots and a peripheral setback reduction as described in the staff comments and shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. The maximum height will be 35 ft for attached houses.  
3. Providing Type C Landscape screen along the northwestern boundary (lots 1-22) and a Type B landscape screen adjacent to the single family residential house (lots 55, 54, 53, 51, 50, 49 and 48), as shown on the concept plan.  
4. Provide privacy fencing at the end of each turnaround along the southeastern boundary, as show on the concept plan.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments: 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) 12 du/ac (pending):

A. The PR zone allows attached 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 1 and 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the residences in the area.

C. This PR zone district is zoned for a maximum of 12 du/ac. The proposed density is 9.83 du/ac.

D. Lots 35, 36, 43, and 44 are adjacent corner lots and, therefore, Road 'A' is considered a side street and the front setback may be reduced in half per (Knox County Zoning Ordinance Article 3, Section 3.30.02).

E. The front setback for attached houses is determined by the Planning Commission. The minimum front setback is 20 ft on the frontage where the driveway is located. For Lots 35, 36, 43, 44, and 52 the minimum front setback is 15 ft along the side street frontage (Road 'A').

F. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting reductions to the peripheral boundary as described above.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 6.11) Strengthen the Scenic Highways Program regulations and enforcement. -- Powell Dr is designated a State Scenic Highway, and new buildings within 1,000-ft of State Scenic Highways have a building height limitation of 35 ft (TCA § 54- 17-115). The front portion of this property falls within the 1,000 ft buffer of Powell Dr and no structure can exceed 35 ft in height within the buffer.

B. (Policy 9.8) Encourage a mixture of housing sizes and prices within planned residential developments. -- This proposal includes 1-story attached houses on approximately 3,900-5,500 sq ft lots and 2-story attached houses on approximately 1,800-2,800 sq ft lots.

C. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The two-story structures are of similar scale to nearby residential developments.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property's land use classification is MDR (Medium Density Residential), which allows

consideration of up to 12 du/ac. The proposed development has a density of 12 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:** 2/8/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 55 attached houses on individual lots and a peripheral setback reduction as described in the staff comments and shown on the development plan, subject to 4 conditions.

**Date of Approval:** 2/8/2024 **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:**