

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-B-25-DP **Related File Number:** 2-SB-25-C
Application Filed: 12/24/2024 **Date of Revision:**
Applicant: PETR FESYUK

PROPERTY INFORMATION

General Location: North side of E Emory Rd, east side of Willow Fork Ln
Other Parcel Info.:
Tax ID Number: 38 122 **Jurisdiction:** County
Size of Tract: 5.67 acres
Accessibility: Access is via a proposed 25 ft access easement, Willow Fork Lane, a local street with a pavement width of 12 ft within a proposed 40 ft right-of-way; and E. Emory Road, a major arterial road with a pavement width of 20 ft within a 50- ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 1.55 du/ac
Planning Sector: North County **Plan Designation:** TN (Traditional Neighborhood), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is characterized by single family residential dwellings on suburban and rural lots.

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

Street: 7404 WILLOW FORK LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) up to 6 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fesuk Property

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 4 detached residential lots in the PR (Planned Residential) portion of the property, and reduction of the 35 ft peripheral setback to 20 ft along the Willow Fork Lane frontage and to 15 ft along the northern zoning boundary, subject to 6 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Lot 1 meeting the driveway corner clearance requirements in Table 3, Section 3.51.02.C of the Knox County Zoning Ordinance.
- 2) Providing a 35 ft peripheral setback along the E. Emory Road frontage and the eastern boundary lines.
- 3) Correcting the PR (Planned Residential) zoning boundary line on the final plat.
- 4) Widening Willow Fork Lane and, if required, providing a turnaround per the requirements of Knox County Engineering and Public Works (EPW). At a minimum, the widening must be provided at the intersection with E. Emory Road to allow two vehicles to queue on the southbound approach to E. Emory Road intersection and to accommodate a vehicle turning northbound on Willow Fork Lane. The timing of these improvements must be worked out with Knox County EPW before the final plat is certified for recording. Entering into a Memorandum of Understanding with Knox County EPW may be required for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
- 5) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 6) Obtaining a driveway permit from the Tennessee Department of Transportation (TDOT) for Lot 2 and providing the location of the driveway on the final plat where the required sight distance can be obtained per TDOT's requirement. If TDOT does not approve a driveway permit and/or the required sight distance cannot be obtained, access must be provided from Willow Fork Lane, or the lot must be eliminated.

With the conditions noted, this plan meets the requirements for approval in the PR zone 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
 - A. The property is zoned PR (Planned Residential) with a density of up to 6 du/ac and A (Agricultural). This development plan application is only for the 4 single-family house lots located in the 2.83 acres zoned PR. This is a density of 1.77 du/ac. As shown on the development plan, a 5th lot will be located in the A-zoned portion of the property.
 - B. 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).
 - C. The setbacks shown on the plan must be updated according to the recommended conditions.
- 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP
 - A. The property's place type is TN (Traditional Residential) with the SP (Stream Protection) overlay on the Future Land Use Map. The SP place type is located in the northern portion of the property, which is zoned PR and is proposed to remain as a large lot zoned A (Agricultural).

B. Traditional Neighborhood areas feature a mix of housing ranging from single-family homes to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center.

C. The development consists of single-family houses, which is a primary use in the TN place type and intended to be the predominant focus.

D. The proposal conforms to the form attributes of the TN place type, which recommends building heights of 1-3 stories, front setbacks of 0-20 ft, and open space that includes private neighborhood open spaces. The maximum of height of houses in the PR zone is 35 ft, and the minimum front setback allowed is 20 ft.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The 4 single-family lots are similar in size to the existing single-family lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the development plan for up to 4 detached residential lots in the PR (Planned Residential) portion of the property, and reduction of the 35 ft peripheral setback to 20 ft along the Willow Fork Lane frontage and to 15 ft along the northern zoning boundary, subject to 6 conditions.

Date of Approval: 4/10/2025 **Date of Denial:** **Postponements:** 2/13/25

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:**