

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 2-F-26-DP                      **Related File Number:**  
**Application Filed:** 12/29/2025              **Date of Revision:**  
**Applicant:** ALLIE CHAMBERLAIN

## PROPERTY INFORMATION

**General Location:** South side of Belle Pond Ave, north side of Everett Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 141 F B 011                      **Jurisdiction:** County  
**Size of Tract:** 7333 square feet  
**Accessibility:** Access is via Belle Pond Avenue, a local street with a pavement width of 26 ft within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Peripheral setback reduction                      **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of single family residential dwellings on small suburban lots.

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

**Street:** 1140 BELLE POND AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 5 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2013, this property was part of a larger rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 5 du/ac and F (12-E-13-RZ).

## 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the development plan to reduce the peripheral setback from 35 ft to 25 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.

With the noted conditions, 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 exercise of its administrative judgement, 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 permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building 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 where properties are abutting residential zoning, which is the case here. However, the minimum front setback is 20 ft along a road frontage. The peripheral setback request is consistent with the front setback requirements.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated SR (Suburban Residential), which recommends a housing mix of predominantly single-family subdivisions with lots smaller than one acre and building forms with setbacks of 20-30 ft. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the SR place type.

B. The SR place type allows consideration of the PR zone with densities of up to 12 du/ac. The proposed development does not change the density of the subdivision, nor does it reduce the common area of the subdivision.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Implementation Policy 2, to ensure that development is sensitive to the existing community character. The proposed peripheral setback reduction is compatible with developments in the surrounding area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The proposed development plan is in alignment with these goals.

Action: Approved with Conditions

Meeting Date: 2/12/2026

Details of Action:

Summary of Action: Approve the development plan to reduce the peripheral setback from 35 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Date of Approval: 2/12/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**