

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-B-26-DP **Related File Number:**
Application Filed: 1/12/2026 **Date of Revision:**
Applicant: RILEY GAINES LYONS

PROPERTY INFORMATION

General Location: Northeast side of Barbury Ln, west side of Orkney Cir
Other Parcel Info.:
Tax ID Number: 90 A C 008, 009 **Jurisdiction:** County
Size of Tract: 20553 square feet
Accessibility: Access is via Barbury Lane, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way. Access is also via Orkney Circle, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Creation of a new lot for a single family dwelling **Density:**
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The subject property is near the eastern edge of a single family subdivision accessed from Oak Ridge Highway to the south. There is a large mobile home park to the west of the subdivision and forested, undeveloped slopes to its east.

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

Street: 3324 BARBURY 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 1974 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) (10-E-74).

PLAN INFORMATION (where applicable)

The proposal would reduce the area of the subject parcels to approximately 6000-6500 sq ft and reduce the rear yard of the western parcel from 65 ft to 15 ft, while the subdivision generally has larger lots with deeper rear yards. For example, among the 35 lots in Unit 2, the average lot size is 14,440 sq ft and the average rear setback is approximately 67 ft. The subdivision includes several cul-de-sac lots interspersed among regular, rectangular-shaped lots, with lot widths ranging from 70 ft to approximately 125 ft. The 50-ft width of the new lot is inconsistent with other lots and could result in a new building that is too close to the adjacent one-story house, which is located only 5 ft from the existing rear lot lines of the subject parcels.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area boundary. Residential development in Rural Areas shall be limited to 2 du/ac in accordance with the Growth Policy Plan, in areas where utilities and infrastructure are currently available or can be expanded. Although the existing density and the proposed growth are not consistent with the Growth Policy Plan, the plan stipulates that it shall not impair the rights of a landowner to lawfully use property in accordance with the provisions of the zoning ordinance. Since there is no maximum density associated with the PR zone, the Planning Commission has the authority to approve the development plan if it finds the proposed plan in harmony with the general purpose and intent of the zoning ordinance and other adopted plans.

Action: Denied **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Deny the development plan for a new lot for a single-family dwelling because the lot configuration is not consistent with the surrounding development.

Date of Approval: **Date of Denial:** 3/5/2026 **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: