

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-E-26-DP                      Related File Number:  
Application Filed: 1/20/2026              Date of Revision:  
Applicant: DAVID CHEBAN

## PROPERTY INFORMATION

General Location: North side of Jenkins Rd, east of Pinebark Rd  
Other Parcel Info.:  
Tax ID Number: 105 142                      Jurisdiction: County  
Size of Tract: 1.95 acres  
Accessibility: Access is via a proposed unnamed private road with 20 ft of pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use: Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines              Density:  
Planning Sector: Northwest County              Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The subject property is in an area that primarily features single family houses in subdivisions, interspersed with larger single family lots and forested, undeveloped slopes. There are commercial uses and some multifamily developments along the Middlebrook Pike corridor, which lies 0.94 miles to the south.

## 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: PR(k) (Planned Residential with conditions) up to 4.2 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2022 the property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR(k) (Planned Residential, with conditions) up to 4.2 du/ac (12-L-22-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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for peripheral setback reduction, subject to 3 conditions.

Staff Recomm. (Full):  
1) 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.  
2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.  
3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

Comments: In 2023, a concept plan for 8 single family homes on individual lots and a peripheral setback reduction along Jenkins Road from 35 ft to 25 ft was approved (2-SA-23-C/2-A-23-DP). Last month, the concept plan was extended 2 two years (2-A-26-OB). This plan requests reducing the peripheral boundary along the northern boundary and eastern boundary lines from 35 ft to 25 ft. To the north is a single family residence zoned A, and to the east is a single family subdivision zoned RA. The peripheral reduction is warranted as these adjacent uses are compatible with the development.

**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) up to 4.2 du/ac, subject to 2 conditions:

- 1) The applicant will provide 2 design plans for review and discussion meet with surrounding neighbors.
- 2) Applicant will provide Stormwater Prevention Improvements identified by adjacent property owners.
- 3) The Planning Commission has the authority to reduce the peripheral boundary from 35 ft to 15 ft adjacent to agricultural and residential zones, as is the case here.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – The rear setback in the RA zone is 25 ft. The peripheral setback along the eastern boundary line acts as a rear setback for Lots 1-4. These lots will have the same rear setback as the adjacent subdivision. The peripheral along the northern boundary is a common area lot. With the common area and existing vegetation on the property to the north, the single family will be sufficiently buffered from this development.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as SR (Suburban Residential) and is within the HP (Hillside Protection) area. The SR place type recommends single-family as a primary use with lots smaller than one acre. The plan shows 8 single-family lots on 1.934 acres. The proposed single family house is similar to the single family houses in the neighborhood. No land disturbance recommendations were applied to the previous approval.

**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 request reduction does not conflict with these goals.

**Action:** Approved with Conditions **Meeting Date:** 3/5/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for peripheral setback reduction, subject to 3 conditions.

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