

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-G-26-DP Related File Number:
Application Filed: 2/23/2026 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: South side of Crimson Clover Ln, north of Babelay Rd
Other Parcel Info.:
Tax ID Number: 50 F B 019, 020, 021, 022, 023, 024, 025, 026 Jurisdiction: County
Size of Tract: 1.2 acres
Accessibility: Access will be via Crimson Clover Lane, a proposed local street with a pavement width of 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Peripheral setback reduction from 35 to 25 ft Density:
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family dwellings on a mix of small, suburban-style lots and medium-sized rural lots. The subject site is about 1 mile from Ritta Elementary School.

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

Street: 3912 CRIMSON CLOVER LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 2007 (5-P-07-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 a 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 264 single family homes on individual lots was approved (11-SA-23-C/11-B-23-DP). This plan requests reducing the peripheral boundary along lots 19-26 from 35 ft to 25 ft. To the south is a single family home zoned A. This reduction is not anticipated to cause adverse impacts because there is dense vegetation approximately 200 ft in depth between the subject rear lot lines and the single family home.

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 2.5 du/ac, subject to 2 conditions:

A. 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) – Other lots in the Harvest Meadow subdivision were created with greater depth than these lots. Reduction of the peripheral boundary will allow the same housing product to be used on these lots.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential) and is within the HP (Hillside Protection) area in the Knox County Comprehensive Plan. The SR place type recommends single-family as a primary use. The plan shows 264 single-family lots. The proposed single family houses are similar to the single family houses in the area. 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: 4/9/2026

Details of Action:

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

Date of Approval: 4/9/2026

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: