

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-H-26-DP Related File Number:
Application Filed: 2/24/2026 Date of Revision:
Applicant: STEVE WEBB

PROPERTY INFORMATION

General Location: North side of Hailes Abbey Ln, at the northern terminus of Siant Anselm Ln
Other Parcel Info.:
Tax ID Number: 145 P L 019 **Jurisdiction:** County
Size of Tract: 13500 square feet
Accessibility: Access is via Hailes Abbey Lane, a local street with a pavement width of 26 ft within a right-of-way which varies between 40 ft and 45 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Rear setback reduction from 20 ft to 14 ft **Density:**
Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a subdivision comprised of single family dwellings on small suburban-style lots.

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

Street: 9133 HAILES ABBEY LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 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 3 du/ac in 1994 (1-S-94-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 rear setback from 20 ft to 14 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 3 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 determine the minimum rear setback for development, but may not require a setback greater than 35 ft. The proposed 14-ft setback is consistent with the requirements of the PR zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The subject property is designated as the SR (Suburban Residential) place type, which recommends a housing mix of predominantly single-family subdivisions with lots smaller than one acre. 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 plan 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 rear setback reduction is compatible with the development pattern of the neighborhood.

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 aligns with these goals.

Action:

Approved with Conditions

Meeting Date: 4/9/2026

Details of Action:

Summary of Action:

Approve the development plan to reduce the rear setback from 20 ft to 14 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 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:

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: