

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-A-26-DP **Related File Number:**
Application Filed: 3/17/2026 **Date of Revision:**
Applicant: DARREN F. GREEN

PROPERTY INFORMATION

General Location: North of E Beaver Creek Dr, west of Rhyne Ln
Other Parcel Info.:
Tax ID Number: 47 183 (PARTIAL) **Jurisdiction:** County
Size of Tract: 4.82 acres
Accessibility: Access within the property is via Green Estates Way, a private residential street with a 22-ft pavement width off of E Beaver Creek Dr, a major collector with a pavement width of 18 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 7.91 du/ac
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of residential uses consisting of single family residential dwellings on small suburban lots and multifamily dwellings as well as large tracts of cleared and forested land.

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

Street: 7335 GREEN ESTATES WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 8 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2017 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac (5-F-17-RZ). In 2025 the property was rezoned from PR up to 4 du/ac to PR up to 8 du/ac (9-D-25-RZ).

PLAN INFORMATION (where applicable)

B. The 12-ft, Type B landscape buffer along the southern boundary adjacent to large lot single family homes is consistent with Implementation Policy 2, to ensure that development is sensitive to the existing community character. Because the site is forested and the plan shows grading up to the property line, a Type B buffer is provided.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 17 duplexes (34 dwelling units) and a peripheral setback reduction from 35 ft to 25 ft as shown on the development plan, subject to 6 conditions.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:** 5/14/2026

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: