

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-C-26-DP **Related File Number:**
Application Filed: 3/20/2026 **Date of Revision:**
Applicant: 1308 KNOX CREEK LLC

PROPERTY INFORMATION

General Location: Southwest side of Goldenview Ln, east of Snyder Rd
Other Parcel Info.:
Tax ID Number: 130 E N 01201 **Jurisdiction:** County
Size of Tract: 0.61 acres
Accessibility: Access is via Goldenview Lane, an unstriped local street with a cul-de-sac within a right-of-way width that varies from 45-100 ft.

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:** 2.94 du/ac
Planning Sector: Northwest County **Plan Designation:** RC (Rural Conservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area predominantly features single family subdivisions off of side streets interspersed with single family houses on large lots off of main thoroughfares.

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

Street: 11469 GOLDENVIEW LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3.5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: In 1993 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac (10-I-93-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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for the creation of a new lot for a detached dwelling, subject to 5 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all relevant utility requirements.
4. Subdividing the property as shown on the site plan, meeting all applicable requirements of the Subdivision Regulations and standard platting process.
5. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments: This request is to subdivide a 26,703-sq ft parcel in the Goldenview subdivision, creating a new 10,129-sq ft lot to the north of the existing house. The parcel was originally approved in concept plan 1-SA-94-C/1-F-94-UR in 1994 as two lots with an identical configuration to the proposed layout and subsequently platted, before being merged via a 2011 plat.

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) with up to 3.5 du/ac:

A. The PR zone allows detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The addition of one dwelling unit will result in a density of 3.26 du/ac for the subject parcel and an approximate density of 2.94 du/ac for the entire subdivision, both of which are consistent with the maximum allowed density of 3.5 du/ac.

C. The proposed site plan meets the applicable setback requirements for the existing house and the proposed new house.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP □

A. The property is classified as the RC (Rural Conservation) place type in the Knox County Comprehensive Plan, which lists detached dwellings as a primary use, with a focus on conservation pattern. The place type requires a conservation of at least 50% spaces within a given subdivision as open spaces. However, the Goldenview subdivision was created in the 1990s, long before the adoption of the Comprehensive Plan, so this requirement will not apply to the subject parcel.

B. The place type recommends a building height maximum of 2 stories and specifies that setbacks can be varied. The proposed detached dwelling shall meet all applicable dimensional requirements of the PR zone.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A detached house would be compatible with other single-family residences in the subdivision. As mentioned before, the proposed lot layout is identical to the original layout of the subdivision.

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:** 5/14/2026

Details of Action:

Summary of Action: Approve the development plan for the creation of a new lot for a detached dwelling, subject to 5 conditions.

Date of Approval: 5/14/2026 **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: