

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 5-G-25-DP **Related File Number:**  
**Application Filed:** 3/24/2025 **Date of Revision:**  
**Applicant:** ZEB BEASON

#### PROPERTY INFORMATION

**General Location:** South side of W Ford Valley Rd, east of Stonecrest Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 123 M D 008, 003 **Jurisdiction:** County  
**Size of Tract:** 3.06 acres  
**Accessibility:** Access is via W Ford Valley Road, a minor collector street with 17 ft of pavement width within a 53-ft right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential, Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** 3-lot subdivision **Density:** 0.90 du/ac  
**Planning Sector:** South County **Plan Designation:** RL (Rural Living), HP (Hillside Ridgeline Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The property is in a residential area south of Chapman Highway and the Colonial Village subdivision. The forested, undeveloped slopes of Brown Mountain are to the south of the subject property. The City-County line cuts through the subject property.

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

**Street:** 324 W FORD VALLEY RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 2 du/ac in the County, RN-1 (Single-Family Residential Neighborhood) in the City  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2022 the County parcel was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (10-B-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 2 single family house lots and a peripheral setback reduction along west and east boundary lines from 35 ft to 15 ft, subject to 4 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) Land disturbance within the HP (Hillside Protection) area shall not exceed 0.15 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.

Comments:

This proposal is to create 2 single family house lots in the Planned Residential zone in the County. An access easement will serve them as they are stacked directly behind an existing flag lot within the City of Knoxville on W Ford Valley Rd. A third lot is shown on the plans, but its location within City limits and is not part of this approval.

#### **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 du/ac:

- A. The PR zone allows single family houses 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 property is zoned PR (Planned Residential) with a density of up to 2 du/ac. The site contains approximately 2 acres. The 2-lot single family subdivision will bring the development density to 1 du/ac.
- C. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft if the property abuts the A (Agricultural) zone, which is the case here. Due to the narrow shape of the property, the applicant is requesting a reduction to the peripheral setback from 35 ft to 15 ft along the west and east boundary lines, as shown on the plan.
- D. Lot 3R4 is in the City of Knoxville and has a 25-ft front setback, which meets the minimum setback requirements of the RN-1 zone.

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

- A. Implementation Policy 2: Ensure that development is sensitive to existing community character. - The proposed single-family residences are similar to the other single-family residential subdivisions in the area.

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

- A. The property is classified as RL (Rural Living) and HP (Hillside Protection). The housing mix called for in Rural Living areas is single family homes on a wide range of lot sizes. The proposed 0.54 acre and 1.68 acre single family lots are consistent with the RL place type. Additionally, there is a condition to limit disturbance in the HP area to 0.15 acres as recommended by the slope analysis.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan, adjacent to the City of Knoxville.  
The PR zone up to 2 du/ac is consistent with residential development in the rural area.

**Action:** Approved with Conditions **Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 2 single family house lots and a peripheral setback reduction along west and east boundary lines from 35 ft to 15 ft, subject to 4 conditions.

**Date of Approval:** 5/8/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**