

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-L-25-DP Related File Number:

Application Filed: 3/24/2025 Date of Revision:

Applicant: OLEG ZAYETS

PROPERTY INFORMATION

General Location: North side of Campbell Station Rd across from its intersection with Fretz Rd, west of Campbell Park Ln

Other Parcel Info.:

Tax ID Number: 130 J E 00102 **Jurisdiction:** County

Size of Tract: 10151 square feet

Accessibility: Access is via N Campbell Station Road, a minor arterial street with 20 ft of pavement width within a right-of-way width that varies from 85 ft to 92 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Duplex **Density:** 4.4 du/ac

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Farragut Urban Growth Boundary

Neighborhood Context: The subject property is part of a developed single family subdivision and is in an area primarily composed of single and multifamily subdivisions.

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

Street: 1114 N CAMPBELL STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.4 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 2017 the property was rezoned from A (Agricultural) to PR up to 4.1 du/ac (4-H-17-RZ). In 2024 the property was rezoned from PR up to 4.1 du/ac to PR up to 4.4 du/ac (10-D-24-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 a duplex in the PR (Planned Residential) zone, subject to 4 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. Before a building permit is issued, replatting the property to incorporate the proposed access easement required by the Town of Farragut.
4. If during plat 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 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: The subject parcel is a part of the Campbell Park subdivision along N Campbell Station Road that was approved for eleven single family houses on individual lots (6-SD-17-C/6-F-17-UR). Ten lots were developed, and the subject parcel is the only vacant lot remaining. In 2024, the Planning Commission increased the density of the PR zone for this subdivision from 4.1 du/ac to 4.4 du/ac which allows consideration of a duplex on the property.

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 4.4 du/ac:
A. The PR zone allows duplexes 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 proposed density of this development is 4.4 du/ac, which is in conformance with the approved density of 4.4 du/ac for this subdivision.
C. The Knox County Board of Zoning Appeals has approved a variance to reduce the western peripheral boundary from 20 ft to 10 ft (24-Z0062). With this variance, the proposal conforms to the setback requirements of the PR zone. It is noteworthy that the Town of Farragut Board of Mayor and Aldermen approved another variance for this property to reduce the required distance between two driveways on an arterial street from 400 ft to 50 ft (approved on March 27, 2025).
- 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP
A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Attached dwellings are considered a secondary use in the SR place type, and the proposal is consistent with the intended housing mix of the place type, which encourages attached residential developments such as duplexes, multiplexes, and townhomes that have the scale of a single family home
B. The place type specifies a building height maximum of 2 stories and a front setback of 20-30 ft. The proposed duplex is consistent with the form attributes of the SR place type.
- 3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed duplex would be compatible with the mix of single-family residences and townhouse developments in the vicinity.
B. Improve safety for all users. (Implementation Policy 12) – The proposed driveway location, which

varies from the recorded plat, is approved by the Town of Farragut to align with the intersection at Fretz Road. Per the Town of Farragut's requirement, the applicant is proposing an access easement for the adjacent two lots on the east side to provide a potential alternative access for future safety considerations.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Farragut Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 proposed development meets the relevant standards of the Growth Policy Plan. The proposed development is in conformance with the Growth Policy Plan.

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

Details of Action:

Summary of Action: Approve the development plan for a duplex in the PR (Planned Residential) zone, 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:**