

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-B-25-DP
Application Filed: 4/9/2025
Applicant: MARK C TUCKER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of E Emory Rd and Thomas Ln
Other Parcel Info.:
Tax ID Number: 29 05701 **Jurisdiction:** County
Size of Tract: 2.28 acres
Accessibility: Access is via Thomas Lane, a local street with 20 ft of pavement width within a 35 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: Reduction of the minimum side setbacks of an approved development plan (11-D-23-DP) **Density:** 4.82
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of a mix of multifamily and single family dwellings on small suburban lots. It is about a mile away from the intersection of E Emory Road and the commercial corridor on Maynardville Pike.

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

Street: 7408 GABRIELLA MAE WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A portion of this property was rezoned in 2022 from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (5-K-22-RZ). In 2023, the entire lot was rezoned from A (Agricultural) and PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 6 du/ac (9-J-23-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, reducing previously approved side minimum setbacks for a townhome development from 7.5 ft to 4 ft, subject to 3 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) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments: In 2023, a concept and development plan for 11 townhomes on individual lots was approved (11-SC-23-C/11-D-23-DP). The PR zone requires setbacks to be determined by the Planning Commission and subsequently listed on the plat. This plan requests reducing the side backs from 7.5 ft to 4 ft.

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 5du/ac:

A. The Planning Commission determines setbacks in the PR zone, which allows down to 0 ft side yards. This development plan requests reducing the side yard setbacks from 7.5 ft to 4 ft.

B. The townhome use and the existing 4.82 du/ac density are in conformance with the zoning and have been previously approved (11-SC-23-C/11-D-23-DP).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. – In the PR zone, the default minimum side setback is 5 ft for situations when there are no building setbacks specified on approved development plans and when not controlled by a periphery boundary setback. The 4-ft setback is very similar to the 5-ft default minimum.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential). These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The townhomes are similar to other townhomes in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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: 6/12/2025

Details of Action:

Summary of Action:

Approve the development plan, reducing previously approved side minimum setbacks for a townhome development from 7.5 ft to 4 ft, subject to 3 conditions.

Date of Approval:

6/12/2025

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: