

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 6-D-25-DP
Application Filed: 4/11/2025
Applicant: TERRY ROMANS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of E Hendron Chapel Rd, northeast side of Burnell Ln
Other Parcel Info.:
Tax ID Number: 138 H A 024 **Jurisdiction:** County
Size of Tract: 2.94 acres
Accessibility: Access would be via E Hendron Chapel Road, a minor arterial with a pavement width of 20 ft within a right-of-way which varies from 45 ft to 55 ft, and Burnell Lane, a private local street with a pavement width of 9 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Residential subdivision of detached dwellings **Density:** 1.41 du/ac
Planning Sector: South County **Plan Designation:** RC (Rural Conservation)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is comprised of single family dwellings on medium sized rural lots surrounded by large tracts of forested vacant land. The subject property is approximately 1/3 mile from a small commercial node at the intersection of E Hendron Chapel Road and Chapman Highway.

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

Street: 224 E HENDRON CHAPEL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This lot was rezoned in 2024 from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (10-J-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of the Hendrons Landing Subdivision

No. of Lots Proposed: 5 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.): Deny the application because it does not comply with the open space requirement for developments located in the RC (Rural Conservation) place type as described in the Knox County Comprehensive Plan.

Staff Recomm. (Full):

Comments: The applicant proposes to subdivide the 2.84-acre subject parcel into 4 lots for detached dwellings. There is an L-shaped access easement (Burnell Lane) running along the western edge of the property that serves three abutting parcels. Although there is no dedicated public right-of-way, the Knox County Engineering and Public Works Department maintains the pavement area of Burnell Lane. The two front lots will be accessed via a shared driveway from Hendron Chapel Road and the two rear lots will be accessed via Burnell Lane.

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 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 proposed density of 1.41 du/ac is consistent with the approved density of 2 du/ac (10-J-24-RZ).
- C. The applicant is requesting a reduction of the peripheral boundaries from 35 ft to 25 ft along Hendron Chapel Road and the rear side of the parcel that abuts detached dwelling lots in the Agricultural zone. The Planning Commission has the authority to reduce the 35-ft peripheral setback to as low as 15 ft when adjacent to residential or agricultural zones.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - Detached houses would be compatible with other single-family residences in the area.

3) FUTURE LAND USE MAP

- A. The property is classified as the RC (Rural Conservation) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the RC place type.
- B. The place type requires detached residential subdivisions to be clustered in a pattern that preserves 50 percent or more open space on any given site. The subdivision does not propose a clustered development and the four lots encompasses almost the entirety of the parcel without any dedicated open space. While the development plan notes that all lots must maintain a minimum of 50 percent pervious areas, it does not meet the requirement of the RC place type to preserve 50 percent or more open space by clustering development.
- C. Generally, dwellings and associated infrastructure like driveways and pathways do not comprise more than 50% of a lot. When 50 percent of a development area is in open space, that area is in addition to the pervious areas on each lot, so the 50% open space increases the actual pervious area for the development significantly.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Rural Area of the Growth Policy Plan. The Knox County Zoning Ordinance

and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. The PR zone allows detached dwellings as a permissible use.

B. Per the 2024 amendment of the Growth Policy Plan, residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18 ft pavement. E Hendron Chapel Road is a 20-ft wide minor arterial street and the area is served by the Knox Chapman Utility District. Should the development plan be approved, a condition should be added to ensure connection to a sanitary sewer system.

Action: Approved **Meeting Date:** 6/12/2025

Details of Action: Approve the Development Plan.

Summary of Action: Approve the Development Plan.

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:

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:**