

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-F-25-DP
Application Filed: 4/14/2025
Applicant: JOHN WYCOFF

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Arcadia Peninsula Wy, south of Albion Wy
Other Parcel Info.:
Tax ID Number: 163 02887 **Jurisdiction:** County
Size of Tract: 5.17 acres
Accessibility: Access is via Arcadia Peninsula Way, a private street with 22 ft of pavement width within a 50-ft private right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use:
Proposed Use: Reduction of front setback **Density:**
Planning Sector: Southwest County **Plan Designation:** RL (Rural Living), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is mainly cleared vacant land with a trend towards residential development of single family dwellings over the past five years.

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

Street: 2409 ARCADIA PENINSULA WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), PR (Planned Residential) with up to 1-3 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2005, this property was part of a larger rezoning from A (Agricultural) to PR (Planned Residential) up to du/ac (8-O-05-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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the development plan to reduce the front yard setback from 30 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Staff Recomm. (Full):

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all requirements of the Knox County Department of Engineering and Public Works, including but not limited to, the impervious area requirements for lot 418 as noted on the recorded plat.

Comments:

This request is to reduce the front setback from 30 ft to 25 ft in the PR (Planned Residential) zone for the proposed single-family home. The Arcadia subdivision was approved with 30 ft front setbacks, as requested by the developer. The minimum front setback allowed is 20 ft for a house in the PR zone.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).
In exercise of its administrative judgement, 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 3 du/ac and F (Floodway):

A. The PR zone allows single-family houses as a permitted use. The administrative procedures require the Planning Commission to review and approve the development plan before building permits can be issued (Article 5, Section 5.13.15).

B. The requested setback reductions comply with the minimum front and side setback requirements in the PR zone (Article 5, Sections 5.13.05, 5.13.07).

C. The proposed development will be outside the FEMA floodplain and above the 820-contour line (TVA flowage easement).

2) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Implementation Policy 2 to ensure that development is sensitive to the existing community character. The subject property is in the Arcadia Peninsula neighborhood, a private, gated community with its own design standards. The community's Design Review Committee has reviewed and approved the proposal (Exhibit B).

3) KNOX COUNTY COMPREHENSIVE PLAN – PLACE TYPE

A. The subject property is designated RL (Rural Living), which is described as areas primarily made up of single-family residential on a wide range of lot sizes within a rural setting. The proposed development plan meets the intent of the RL place type.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Growth Plan states that 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 proposed setback reduction is consistent with the PR zoning district.

Action:

Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action:

Approve the development plan to reduce the front yard setback from 30 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 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:

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: