

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 6-G-25-DP **Related File Number:**  
**Application Filed:** 4/17/2025 **Date of Revision:**  
**Applicant:** JEFFREY AND VANESSA SPENARD

#### PROPERTY INFORMATION

**General Location:** West side of Yachtsman Wy, north of Swan Falls Way, east of S Northshore Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 162 M E 004 **Jurisdiction:** County  
**Size of Tract:** 19758 square feet  
**Accessibility:** Access is via Yachtsman Way, a private street with a 25-ft pavement width within a 40-ft private right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Reduction of peripheral setback **Density:**  
**Planning Sector:** Southwest County **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of single family dwellings on suburban lots. Fort Loudoun Lake abuts the community to the northeast. There is a commercial node about 1/3 mile to the southwest at the intersection of S Northshore Drive and Choto Road.

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

**Street:** 0 PELLASHORE WAY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) with up to 3 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2006, this property was part of a larger rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-G-06-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 peripheral setback from 35 ft to 15 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

- 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.

**Staff Recomm. (Full):**

**Comments:**

This proposal is to reduce the peripheral setback on a single lot from 35 ft to 15 ft in the PR (Planned Residential) zone to allow one single-family home.

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) with up to 3 du/ac:

A. The PR zone allows single-family houses, accessory uses, buildings, and structures as permitted uses. 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 Planning Commission has the authority to reduce the peripheral setback to 15 feet when adjacent to properties zoned A (Agricultural) and PR. The subject property abuts A and PR zoning.

## 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, as it is compatible in size and scale with developments in the surrounding area.

### 3) KNOX COUNTY COMPREHENSIVE PLAN – PLACE TYPE

A. The subject property is designated SR (Suburban Residential), which recommends a housing mix that predominantly features single-family residential development with lots smaller than one acre. The proposed development meets the intent of the SR place type.

B. The SR place type allows consideration of the PR zone with densities of up to 12 du/ac. The proposed development does not change the density of the subdivision, which is 3 du/ac.

#### 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

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

### Details of Action:

### Summary of Action:

Approve the development plan to reduce the peripheral setback from 35 ft to 15 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

- 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.

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: