

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-K-25-DP
Application Filed: 4/28/2025
Applicant: CONNOR KELLY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Harvey Road, north of S Northshore Drive
Other Parcel Info.:
Tax ID Number: 169 009 (PARTIAL) **Jurisdiction:** County
Size of Tract: 2.598 acres
Accessibility: Access is via Harvey Road, a minor collector with a 20-ft pavement width within a 54-ft right-of-way, and S Northshore Drive, a minor arterial street with a 20-ft pavement width within a right-of-way width of 50-76 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Revision to a previously approved development plan **Density:** 2.8 du/ac
Planning Sector: Southwest County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential dwellings on small suburban style lots and some large agricultural and forested tracts.

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

Street: 1630 HARVEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 3 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in February 2024 (1-E-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within County Limits)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Enclave at Harvey
No. of Lots Proposed: 119 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for 3 detached house lots, increasing the total house lots to 119 for the Enclave at Harvey Subdivision (formerly Harvey Lane Subdivision), subject to 3 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the previous concept plan and development plan approval for the Enclave at Harvey Subdivision (formerly Harvey Lane Subdivision), 11-SB-24-C and 11-B-24-DP.
2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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

This proposal is for three additional house lots, increasing the total to 119 lots in the Enclave at Harvey Subdivision (formerly Harvey Lane Subdivision). The concept plan and development plan, which included 116 lots, were approved in November 2024 (11-SB-24-C and 11-B-24-DP). This request does not include a concept plan application because the construction of phase 1 of the subdivision has commenced, the road layout and stormwater plan are unchanged, and there are fewer than six new lots.

The three additional lots (117-119) are located on the southeast side of the Road ‘A’ and Road ‘B’ intersection, near the Harvey Road access. This area was originally proposed as a common area with a stream to the south and the mail kiosk along the frontage (see Exhibit B for the original plan approval). The common area and mail kiosk were moved closer to Harvey Road in an area that was formerly part of lot 88.

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 3 du/ac:
A) The PR zone allows detached houses 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 gross density of the Enclave at Harvey Subdivision with the additional lots is 2.8 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP
A) The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single-family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial uses that support agriculture and civic uses.
B. Single-family residential on a wide range of lot sizes is a primary use in the RL place type. – The proposed single-family development with varying lot sizes is consistent with the RL place type.
C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A) The buildable area of the lots is outside the riparian buffers and wetlands identified on the development plan. This is consistent with Policy 7, which is to encourage development practices that conserve and connect natural features and habitat.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the development plan for 3 detached house lots, increasing the total house lots to 119 for the Enclave at Harvey Subdivision (formerly Harvey Lane Subdivision), 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:

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: