CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	6-SA-25-C	**Related File Number:**	
Application Filed:	4/7/2025	**Date of Revision:**	
Applicant:	CHRIS E GOFORTH		

PROPERTY INFORMATION

General Location:	Northeast corner of the intersection of Buena Rd & Forest Village Wy
Other Parcel Info.:	
Tax ID Number:	121 P C 02309 **Jurisdiction:** City
Size of Tract:	0.54 acres
Accessibility:	Access would be via Buena Road, a local road with a pavement width of 17 ft within a right-of-way which varies from 45 ft to 55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use:	Single Family Residential
Surrounding Land Use:	North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood) South: Single family residential - RN-1 (Single-Family Residential Neighborhood) East: Single family residential - RN-1 (Single-Family Residential Neighborhood) West: Single family residential - RN-1 (Single-Family Residential Neighborhood)
Proposed Use:	Removal of a condition of approval for case #5-SC-01-C **Density:**
Planning Sector:	West City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan:	N/A (Within City Limits)
Neighborhood Context:	

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

Street:	6715 FOREST VILLAGE WAY
Location:	
Proposed Street Name:	
Department-Utility Report:	
Reason:	

ZONING INFORMATION (where applicable)

Current Zoning:	RN-1 (Single-Family Residential Neighborhood)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	
History of Zoning:	

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Forest Village

No. of Lots Proposed: 0   **No. of Lots Approved:** 0

Variances Requested: None

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 removal of condition #4 of concept plan 5-SC-01-C to allow driveway access to Buena Road for Lot 1R of the Forest Village subdivision, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

Comments: This request is to remove condition #4 of the concept plan (5-SC-01-C) that restricts access for all lots within the Forest Village subdivision to the new internal street (Forest Village Way). The removal of this condition is for this subject lot only and will allow the property owner to seek a driveway permit for access to Buena Road. The proposed driveway location aligns approximately with a driveway on the opposite side of th street, and is offset to the souh of an existing speed hump. Planning and City Engineering staff recommend approval of the request because the new access meets the zoning and access standards of the City of Knoxville.

Buena Road is a local street off Westland Drive that existed prior to residential development in the area. It is located approximately 0.7 miles from the Lyons View Pike and S Northshore Drive intersection.

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

Details of Action:

Summary of Action: Approve the removal of condition #4 of concept plan 5-SC-01-C to allow driveway access to Buena Road for Lot 1R of the Forest Village subdivision, 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: Knox County Chancery Court

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:**