

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 7-B-25-DP **Related File Number:**

**Application Filed:** 5/19/2025 **Date of Revision:**

**Applicant:** KHALID ALSHIBLI

#### PROPERTY INFORMATION

**General Location:** East side of Fox Rd, south of Castleglen Ln

**Other Parcel Info.:**

**Tax ID Number:** 143 111 **Jurisdiction:** County

**Size of Tract:** 2.33 acres

**Accessibility:** Access is via Fox Road, a minor collector with 24 ft of pavement width within the large I-140 right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential

**Surrounding Land Use:**

**Proposed Use:** 3 single family house lots **Density:** 1.3 du/ac

**Planning Sector:** Southwest County **Plan Designation:**

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The surrounding area features single family houses in subdivisions and independent lots interspersed with forested tracts and is adjacent to the I-140 right-of-way. There are commercial and office uses to the north.

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

**Street:** 442 FOX 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:** Yes, it is an extension.

**History of Zoning:** In 1998 the property was rezoned from A (Agricultural) to RA (Low Density Residential) (11-E-98-RZ). In 2023 the property was rezoned from RA to PR (Planned Residential) up to 3 du/ac (the applicant requested 5 du/ac) (1-C-23-RZ).

#### PLAN INFORMATION (where applicable)

**Requested Plan Category:**

**Subdivision Name:**

**Variances Requested:**

**S/D Name Change:**

**Other Bus./Ord. Amend.:**

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Full):**

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

**Comments:** This proposal is to create 3 individual lots, including the existing single-family house and two new lots on 2.33 acres on Fox Rd.

**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) with up to 3 du/ac:

A. The PR zone permits single-family houses. 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 property is 2.33 acres in the PR (Planned Residential) zoning district. The proposed density is 1.3 du/ac, which is in conformance with the approved density of 3 du/ac.

C. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft if the property abuts residential zones, which is the case here. The applicant is requesting a reduction to the peripheral setback from 35 ft to 25 ft along all boundary lines, as shown on the plan.

## 2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family and proposed lots are similar to the other single-family residences in the area.

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

A. The property is classified as RC (Rural Conservation). The housing mix in Rural Conservation place types states single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site. The plan shows two smaller single-family lots, less than one acre, and one large lot on 1.5 acres; less than 50% of the property is being disturbed.

#### 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:** 7/10/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 3 single family house lots and a peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.

**Date of Approval:** 7/10/2025

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**