

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-C-25-DP
Application Filed: 5/27/2025
Applicant: DAVID BLAZIER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of E Gov John Sevier Highway, south of French Rd
Other Parcel Info.:
Tax ID Number: 111 05602 **Jurisdiction:** County
Size of Tract: 2.91 acres
Accessibility: Access is via E Governor John Sevier Highway, a state-owned major arterial with two lanes and a center turn lane within a 125-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached dwelling **Density:** 0.34 du/ac
Planning Sector: South County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context: This property is located along the French Broad River in an area that is predominantly agricultural or forested with single family houses on large 1+ acre lots. There is one residential subdivision across the street and a veterans' memorial park to the north.

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

Street: 1826 E GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with conditions) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2022 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (the applicant requested 3 du/ac) (4-S-22-RZ).

PLAN INFORMATION (where applicable)

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

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a detached dwelling in the PR (Planned Residential) zone, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all 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, obtaining approval of the Tennessee Department of Transportation (TDOT) for any new access to Governor John Sevier Highway.
3. Providing a Type C landscape screen (details in Exhibit B) along the Governor John Sevier Highway frontage and maintaining a 50-ft no-disturbance buffer along the frontage, except for allowing any approved access to the highway.
4. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments: This request is for a detached dwelling on a 2.91-acre vacant property along Governor John Sevier Highway. In 2022, the Planning Commission approved the PR (k) zone at 2 du/ac for this property, subject to these conditions:

- 1) Preserve a 50-ft depth buffer yard for tree and vegetation planting along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) A planting plan for the 50-ft buffer yard along the frontage of Governor John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review.
- 3) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

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 (k) (Planned Residential, with conditions) up to 2 du/ac:

- A. The PR zone allows detached dwellings 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 proposed density of 0.35 du/ac is within the approved density of 2 du/ac (4-S-22-RZ).
- C. To satisfy the conditions of rezoning approval, the applicant shall provide a Type C landscape yard along the front of the property except for the entrance area, as stated in condition 3.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - Detached houses would be compatible with other single-family residences in the area.

3) FUTURE LAND USE MAP

- A. The property is classified as the RL (Rural Living) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the RL place type and the proposal is consistent with the RL area's intent to provide single family houses on a wide range of lot sizes.

B. The place type specifies a building height maximum of 2 stories and setbacks that can be varied. Condition 1 stipulates that the proposed house shall meet the dimensional requirements of the PR zone.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan. 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 PR zone allows detached dwellings as a permissible use.

B. Per the 2024 amendment of the Growth Policy Plan, residential development in the Rural Area is subject to 3 criteria, one of which is for sanitary sewer, or a sewage system approved and maintained by a public utility company and public water be available. The subject property relies on a septic system in lieu of a sewer connection. However, the property was rezoned from A to PR prior to the adoption of the amended Growth Policy Plan. As stated above, the rural designation does not limit a property owner's right to use or develop the property as allowed by its zoning. The proposed development meets other conditions of the plan.

Action: Approved **Meeting Date:** 7/10/2025

Details of Action:

Summary of Action: Approve the development plan for a detached dwelling in the PR (Planned Residential) zone, subject to 4 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:**