

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-B-25-DP Related File Number:

Application Filed: 6/16/2025 Date of Revision:

Applicant: DONNA TARPLEY

PROPERTY INFORMATION

General Location: South side of Westland Dr, northeast of Devonshire Dr

Other Parcel Info.:

Tax ID Number: 133 C B 003 Jurisdiction: County

Size of Tract: 0.94 acres

Accessibility: Access is via Westland Drive, a minor arterial with a pavement width of 19 ft within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Detached Single-Family Dwelling Density:

Planning Sector: West City Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is comprised of a mix of attached and detached single family residential structures on suburban style lots

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

Street: 7730 WESTLAND DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) with conditions, up to 5 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: N/A

History of Zoning: This property was part of a larger rezoning from RA (Low Density Residential) to PR (Planned Residential), up to 5 du/ac in June 2008 (4-H-08-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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a detached dwelling in the PR (k) (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.
3. Retaining all existing trees on the site, as required by the condition of the PR (k) zone.
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 0.94-acre vacant property along Westland Drive.

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 County Commission placed a condition on the PC zoning that all existing trees on the site shall be retained (4-H-08-RZ). The proposed location of the house does not require any tree removal. All existing trees shall be retained, as mentioned in condition 3.

C. The PR zone consists of the subject parcel and four other parcels to the east, and it is approximately 4.62 acres. The proposed density of 1.08 du/ac is well within the approved density of 5 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the SR place type, and the proposal is consistent with the SR area's intent to provide single-family residential development with lot sizes generally less than one acre.

B. The place type specifies a building height maximum of 2 stories and setbacks of 20-30 ft. Condition 1 stipulates that the proposed house shall meet the dimensional requirements of the PR zone.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

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

B. Encourage development practices that conserve and connect natural features and habitat. (Implementation Policy 7) – The proposed development area was selected to ensure the preservation of all existing trees.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Area of the Growth Policy Plan. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-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 policy plan.

Action: Approved with Conditions **Meeting Date:** 8/14/2025

Details of Action:

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

Date of Approval: 8/14/2025 **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:**