

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-D-25-DP **Related File Number:**
Application Filed: 6/20/2025 **Date of Revision:**
Applicant: STEVENS, OSBORNE & SHAMBACH

PROPERTY INFORMATION

General Location: Northwest side of W Emory Rd, east side of Emory Orchard Ln, east of Carpenter Rd
Other Parcel Info.:
Tax ID Number: 78 B E 062 OTHER: 078BE061, 078BE067 **Jurisdiction:** County
Size of Tract: 51940 square feet
Accessibility: Access is via Honeycrisp Road, a local street with a pavement width of 26 ft within a 50-ft right-of-way, and Emory Orchard Lane, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Reduction of peripheral setbacks from 35 ft to 20 ft. **Density:**
Planning Sector: Northwest County **Plan Designation:** RC (Rural Conservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family dwellings on small suburban style lots. There are some non-residential uses in the area, limited to a church, cemetery, and a small commercial node at the intersection of W Emory Road and Carpenter Road.

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

Street: 5910 HONEYCRISP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: N/A
History of Zoning: A portion of these lots were part of a larger rezoning request to rezone from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was denied by County Commission in July 2020 (5-F-20-RZ). They were part of a larger rezoning from A (Agricultural) and CA (General Business) to PR (Planned Residential) up to 4 du/ac in November 2020 (10-E-20-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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the development plan to reduce the peripheral setback from 35 ft to 20 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

Staff Recomm. (Full):

Comments: This proposal is to reduce the peripheral setback parallel to W Emory Road from 35 ft to 20 ft in the PR (Planned Residential) zone. The peripheral setback on the east side will remain 35 ft.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).
In exercise of its administrative judgement, 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 4 du/ac.

A. The PR zone allows single-family houses and accessory uses, buildings, and structures as permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building permits can be issued (Article 5, Section 5.13.15).

B. The Planning Commission has the authority to reduce the peripheral setback to 15 ft where properties are abutting residential and A (Agricultural) zoning, which is the case here. However, the minimum front setback is 20 ft along a road frontage. The peripheral setback request is consistent with the front setback requirement.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated RC (Rural Conservation), which recommends a housing mix that predominantly features single-family residential development in a conservation pattern. The subdivision was built in 2023, before the adoption of the Comprehensive Plan. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the RC place type.

B. The RC place type allows consideration of the PR zone with densities of up to 5 du/ac. The proposed development does not change the density of the subdivision, which is 4 du/ac, nor does it reduce the common area of the subdivision.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Implementation Policy 2, to ensure that development is sensitive to the existing community character, as it is compatible with developments in the surrounding area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The proposed development plan is in alignment

with these goals.

Action: Approved with Conditions

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the development plan to reduce the peripheral setback from 35 ft to 20 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

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: 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: