

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 8-E-25-DP **Related File Number:** 8-SA-25-C
Application Filed: 6/23/2025 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: Corner of Kimberlin Heights Rd & Bays Mountain Rd
Other Parcel Info.:
Tax ID Number: 126 13803 **Jurisdiction:** County
Size of Tract: 2.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 9 Residential Lots **Density:**
Planning Sector: South County **Plan Designation:** RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 BAYS MOUNTAIN 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Camp Fox S/D

No. of Lots Proposed: 9 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:

Staff Recomm. (Abbr.): Approve the development plan for up to 9 single-family homes on individual lots and a reduction in peripheral setback from 35 ft to 25 ft, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable 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.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
The Planning Commission shall determine, in the exercise of its administrative judgment, whether 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 3 du/ac:

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The applicant is proposing to create 9 single family lots on 3.29 acres, which will bring the development density to 2.74 du/ac.

B. The PR zone allows single family houses 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction to the peripheral setback from 35 ft to 25 ft along all boundary lines. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft when the subject property abuts the A zone, which this property does. There is a blue line stream constraining the property on the western boundary, which further supports the requested reduction.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is RL (Rural Living) on the Future Land Use Map. The Rural Living area is made of primarily of single-family homes within a rural setting. The proposed development is consistent with this place type.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, which ensures that development is sensitive to existing community character. The development is adjacent to single family subdivisions on small lots to the west and east.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan and was zoned PR (Planned Residential) with a density of up to 3 du/ac in 2020. Section 4.1 states that The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area, and that 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. Section 4.3 states that, as of the effective date of the plan, all previously approved densities in the Rural Area shall remain in effect and are subject to all plans, regulations, and/or conditions of their approval.

Action: Approved with Conditions

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the development plan for up to 9 single-family homes on individual lots and a reduction in peripheral setback from 35 ft to 25 ft, subject to 2 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: 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: