

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-D-25-DP **Related File Number:**

Application Filed: 7/25/2025 **Date of Revision:**

Applicant: JACK ROBERTS HOLDING COMPANY LLC

PROPERTY INFORMATION

General Location: Northeast side of Zion Ln, northwest of Ball Rd

Other Parcel Info.:

Tax ID Number: 91 03901 **Jurisdiction:** County

Size of Tract: 1.47 acres

Accessibility: Access is via Zion Lane, an unstriped local street with a pavement width that varies from 14-17 ft within a right-of-way width that varies from 46-71 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: 2 single family lots **Density:** 1.36 du/ac

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area that primarily features single family houses on large lots and in subdivisions. The forested slopes of Beaver Ridge lie to the north, and Schaad Road runs to the south of the subject property.

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

Street: 3416 ZION LN

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: Yes, it is an extension.

History of Zoning: In 2023 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (6-D-23-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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan for 2 single-family house lots, subject to 3 conditions.

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.

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

Comments:

This proposal is to subdivide the subject property into 2 single family lots, the existing single-family house and associated accessory structures would be incorporated with the existing driveway into the rear lot (Lot 1), and a new, vacant lot would be created that has frontage on Zion Lane (Lot 2). No new structures are proposed with this request, and the Lot 2 would have its own driveway.

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 4 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). The development plan shows the proposed lots.

B. The property is 1.47 acres in the PR (Planned Residential) zoning district. The proposed density is 1.36 du/ac, which is well below the approved density of 4 du/ac.

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 SR (Suburban Residential). The SR place type recommends single-family as a primary use, with lot sizes generally less than one acre. The plan shows two single-family lots, less than one acre each.

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 with Conditions

Meeting Date: 9/11/2025

Details of Action:

Summary of Action: Approve the development plan for 2 single-family house lots, subject to 3 conditions.

Date of Approval: 9/11/2025 **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:**