

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-A-24-DP                      Related File Number:  
Application Filed: 8/12/2024              Date of Revision:  
Applicant: RYAN LYNCH

## PROPERTY INFORMATION

General Location: North side of Nubbin Ridge Dr, southwest of Dowry Ln  
Other Parcel Info.:  
Tax ID Number: 133 J A 008                      Jurisdiction: County  
Size of Tract: 1.66 acres  
Accessibility: Access is via Nubbin Ridge Drive, a major collector street with a pavement width of 18 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use: 4-lot subdivision                      Density:  
Planning Sector: West City                      Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: This area predominantly comprises single family residential dwellings on lots smaller than 0.5 acres.

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

Street: 8205 NUBBIN RIDGE DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 6 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2019, a rezoning request from RA to PR at 5 du/ac was withdrawn for this property (5-F-19-RZ) before the Planning Commission meeting, and it was rezoned from RA to PR at 6 du/ac in 2023 (7-R-23-RZ).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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for 4 detached houses on individual lots, and a peripheral setback reduction to 25' along all exterior boundaries, as depicted on the site plan, subject to 6 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, verifying during the platting phase that the proposed driveway has the required sight distance.
3. During the platting phase, adding a note on the plat that all lots shall have vehicular access to interior road system only.
4. During the platting phase, adding a note on the plat that these lots are created for single family houses.
5. Meeting all relevant utility requirements.
6. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, 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 4-lot subdivision for detached houses with an access easement providing access to all four lots.

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) up to 6 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 for the subject parcel is 2.23 du/ac, which is well below the approved density of up to 6 du/ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to not less than 15 ft when adjacent to residential zones. The applicant is requesting a peripheral setback of 25 ft, as shown on the site plan. The adjoining White Oaks subdivision to the north (plat # 19980626000289) and Heritage Place subdivision to the east (plat # 199707240000470) have 35-peripheral boundaries. The adjoining flag lot to the west has its 'flag stem' along the western boundary. Staff recommends approval of the setback reduction because this should have minimal impact on adjacent properties.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

B. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed plan with detached houses on large lots would be compatible with other single-family residences in the area.

A. Improve safety for all users. (Policy 12) – The road in front of the property has a slope going uphill towards the west. The proposal for a shared driveway and its location towards the crest of the hill should be consistent with the above policy. Note # 10 on the plan states that the sight distance meets the standards. This would be further verified during the platting phase, as mentioned in condition # 2.

3) FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type, which allows the consideration of the PR zone with up to 12 du/ac as a partially related zone. The proposed

development has a density of 2.23 du/ac.

B. Single-family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes that are generally less than one acre.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 10/3/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for 4 detached houses on individual lots, and a peripheral setback reduction to 25' along all exterior boundaries, as depicted on the site plan, subject to 6 conditions.

**Date of Approval:** 10/3/2024 **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:**