

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-E-24-DP      Related File Number: 11-SK-24-C  
Application Filed: 9/30/2024      Date of Revision:  
Applicant: BENCHMARK ASSOCIATES, INC.

## PROPERTY INFORMATION

General Location: Corner of Garland and Hart Road  
Other Parcel Info.:  
Tax ID Number: 154 066      Jurisdiction: County  
Size of Tract: 5.33 acres  
Accessibility: Access is via Garland Road, an unstriped local road with a pavement width of 17' within a 47-60' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision      Density: 0.94 du/ac  
Planning Sector: Southwest County      Plan Designation: SR (Suburban Residential), SP (Stream Protection), HP (Hill)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: Garland Road has a rural feel with large lot sizes, and the surrounding neighborhood primarily consists of single family subdivisions.

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

Street: 1760 GARLAND RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 1990 (11-M-90-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A

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 up to 5 single-family lots and a peripheral setback reduction to 25 ft along the northern and western property lines as shown on the development plan, subject to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Provide a 15-ft Type A landscape screen along the boundary lines adjacent to residential lots (Exhibit B). Existing trees that remain can count toward this requirement.

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)  
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) 2.5 du/ac

A. 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).

B. The property is part of a PR zone with a density of up to 2.5 du/ac. The proposed lots bring the density to 1.29 du/ac.

C. The applicant is requesting a reduction of the peripheral boundary from 35 ft to 25 ft along the western and northern property lines adjacent to residential lots. The Planning Commission has the authority to reduce the peripheral boundary to 15 ft.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. (2 and 2.1) Ensure that development is sensitive to existing community character and create buffer standards. - Most of the perimeter is lined with trees and the proposal includes a 15-ft vegetated buffer along lot lines adjacent to residential lots.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential), consisting of predominantly single-family subdivisions with lots smaller than one acre. - The proposed lot sizes range from 0.51 to 0.77 acres like the large and small single-family residential subdivisions in the area.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action:

Approved with Conditions

Meeting Date: 11/14/2024

Details of Action:

Summary of Action:

Approve the development plan for up to 5 single-family lots and a peripheral setback reduction to 25 ft along the northern and western property lines as shown on the development plan, subject to 2

conditions.

**Date of Approval:**

11/14/2024

**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:**