

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 12-B-24-DP Related File Number:
Application Filed: 10/23/2024 Date of Revision:
Applicant: TIM AND WYNTER MANIS

PROPERTY INFORMATION

General Location: East side of Drinnen Rd, south of Campbell Road
Other Parcel Info.:
Tax ID Number: 98 071 Jurisdiction: County
Size of Tract: 26.59 acres
Accessibility: Access is via Drinnen Rd, a local street with 16 ft of pavement width within 40 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Single-family house Density: 0.04 du/ac
Planning Sector: East County Plan Designation: RL (Rural Living), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural area with mostly large forested and agricultural tracts with some single family subdivisions.

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

Street: 2310 DRINNEN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 0.5
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 one single-family residence, subject to 2 conditions.

Staff Recomm. (Full):

- 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 district and the criteria for approval of a development plan.

Comments:

This proposal is to create one single family home on Drinnen Rd on a 26.7-acre forested lot. The property is zoned PR up to 0.5 du/ac zone.

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 0.5 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 (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 0.5 du/ac. The proposed density is 0.04 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. - The proposed single-family residence is similar to the other rural residential properties and single-family residential subdivisions in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as RL (Rural Living). Rural Living areas are primarily made up of single family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses. One single family house on a 26.7 acre wooded lot meets the intent of the Rural Living place type.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. The Growth Policy Plan states that the Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The zoning on the property is PR up to 0.5 du/ac. The proposed house is permitted in the PR zone and will increase the 93 acre district's density to 0.15 du/ac.

Action:

Approved with Conditions

Meeting Date: 12/12/2024

Details of Action:

Summary of Action:

Approve the development plan for one single-family residence, subject to 2 conditions.

Date of Approval:

12/12/2024

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: