

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-D-25-DP                      Related File Number:  
Application Filed: 12/30/2024              Date of Revision:  
Applicant: MIKE WATSON

## PROPERTY INFORMATION

General Location: South side of Dupree Rd, north of Tipton Station Rd  
Other Parcel Info.:  
Tax ID Number: 137 I A 025                      Jurisdiction: County  
Size of Tract: 8938 square feet  
Accessibility: Access is via Dupree Road, a local street with a 26-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use: Peripheral setback reduction                      Density:  
Planning Sector: South County                      Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is characterized by single family residential uses on a mixture of suburban and rural lots.

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

Street: 7610 DUPREE RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: This property is part of a residential development that has undergone several zoning cases, the most recent of which combined 2 adjacent PR zones into a single PR zone with 5 du/ac (8-G-08-RZ). A request to increase the density to 9 du/ac was denied in 2009 (5-B-09-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 to reduce the peripheral setback from 25 ft to 23 ft in the PR (Planned Residential) zone as depicted on the site plan, 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.

Comments:

This proposal is to reduce the peripheral setback on a single lot from 25 ft to 23 ft in the Planned Residential zone to allow a 10' x 16' prefabricated shed to be placed in the rear of a single family home.

**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 5 du/ac:

A. The PR zone allows single family houses and accessory uses, buildings and structures as permitted uses. 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 Planning Commission has the authority to reduce the peripheral setback to 15 ft when the PR zone is adjacent to certain zones, which is the case here.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. The intent of Policy 2 is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities - The proposed shed with will have a similar scale as the other residential accessory structures in the area.

**3) KNOX COUNTY COMPREHENSIVE PLAN - SUBURBAN RESIDENTIAL PLACE TYPE**

A. The property is classified SR (Suburban Residential), which allows densities up to 12 du/ac. The proposed development does not change the density of the subdivision, which is up to 5 du/ac.

**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: 2/13/2025

Details of Action:

Summary of Action:

Approve the development plan to reduce the peripheral setback from 25 ft to 23 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Date of Approval:

2/13/2025

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:**