

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-E-25-DP **Related File Number:**
Application Filed: 1/26/2025 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northwest side of W. Emory Rd, northeast of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 76 021, 018 **Jurisdiction:** County
Size of Tract: 31500 square feet
Accessibility: Access is via W Emory Road, a minor collector street with 18 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential lots **Density:** 2.2 du/ac
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context: This rural area is comprised of single family detached homes on large to medium-sized lots with farmland and forested hillside. There's a commercial mulching operation adjacent to the west.

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

Street: 9814 W EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2.2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2023 a rezoning request from A (Agricultural) to PR(k) (Planned Residential) up to 2.2 du/ac subject to 1 condition (1-W-23-RZ). In 1983 the property was part of a goveremntal rezoning from I (Industrial) to A (Agricultural) (12-DD-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

A. The property has the RL (Rural Living) place type with the HP (Hillside Protection) designation. RL areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.
 B. Detached single family houses on a wide range of lot sizes are recommended as 'primary uses' in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.
 C. The proposal is consistent with the recommended disturbance budget per the slope analysis and with the zoning condition of not disturbing the 25 percent or more grades on the north side of the property.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map determine land uses permitted in the Rural Area. Per the Growth Policy Plan, the rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Residential development in the Rural Area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum pavement width of 18 ft. – The property is located on a minor collector with approximately 20 ft of pavement width and will be serviced by public sanitary sewer and water. Since the property was zoned PR(k) up to 2.2 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the density be no more than 2 du/ac does not apply.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action: Approve the development plan for five detached residential lots as shown on the attached plans, increasing the total in the Poplar Farms Subdivision to 148 lots, subject to 4 conditions.

Date of Approval: 3/13/2025 **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:**