# **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 governmental rezoning from I

(Industrial) to A (Agricultural) (12-DD-83-RZ).

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.

3. Meeting all applicable requirements of the Poplar Farms Subdivision concept plan (4-SC-23-C) and development plan (4-D-23-DP) approvals, and the administrative review and approval (9-I-24-DP).

4. The subdivision shall not exceed 148 residential lots (units) based on the total acreage of 67.32 acres stated in site plan note #5 on development plan sheet C-1. If the site's acreage is less than stated in site plan note #5, the maximum number of residential lots (units) must be reduced to conform with the maximum density of 2.2 du/ac.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments:

This request will increase the number of lots within the Poplar Farms Subdivision from 143 to 148. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2.2 du/ac, subject to the portion of the parcel with slopes of 25% or greater being left undisturbed, as delineated in exhibit B. The request does not impact the steep slopes on the north side of the property or modify the approved roads.

In 2024, Planning staff approved a modification to road and lot layout that is in keeping with the original approval, including all previously approved variances and alternative design standards. The modification includes reducing the linear feet of roadway, creating more space between the development and adjacent residences, reducing disturbance, and moving the neighborhood amenity to a more centralized location. The neighborhood streets will have a sidewalk on one side of all roads. This proposed change cannot be an adminstrative approval since it increases the number of lots for the development.

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(k) (Planned Residential) up to 2.2 du/ac, subject to one condition:

A. The PR zone allows 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. The zoning condition is that the portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in exhibit B. This area has steep slopes on the north side of the property. This proposal does not impact these steep slopes.

C. The gross density for this 67.32-acre subdivision is 2.198 du/ac, which is in conformance with the approved density of 2.2 du/ac. The total acreage of the site will be confirmed when the property is platted per condition #4.

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

A. The newly proposed lots are not located near adjacent properties or W. Emory Road, consistent with Policy 2, to ensure that development is sensitive to existing community character.

3) FUTURE LAND USE MAP

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

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