

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-H-25-DP Related File Number:
Application Filed: 1/27/2025 Date of Revision:
Applicant: JESSE & BEVERLY YOUNG

PROPERTY INFORMATION

General Location: South side of Snyder Road, west of Carrollwood Road
Other Parcel Info.:
Tax ID Number: 130 16312 Jurisdiction: County
Size of Tract: 1.99 acres
Accessibility: Access is via Snyder Road, a minor collector road with 19-ft of pavement width within a right-of-way width that varies from 64 ft to 72 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: 4-lot detached residential subdivision Density: 2.01 du/ac
Planning Sector: Northwest County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area primarily features single-family residential subdivisions, and there are office and commercial uses to the southeast near the Lovell Road and I-40/I-75 interchange. The Knoxville Christian School is approximately 0.25 miles southwest of the subject property, and there is a landfill approximately 0.5 miles to the northeast.

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

Street: 11434 SNYDER RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2024, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-C-24-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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for 4 detached houses on individual lots in the PR (Planned Residential) zone, and a peripheral setback reduction from 35 ft to 15 ft along the western boundary of lot 1 and along the rear boundaries of lots 1-4, as shown on the site plan, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Ensuring connection to sanitary sewer and meeting any other relevant utility provider requirements.
4. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
5. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments:

The applicant proposes to subdivide this 1.99-acre lot property into 4 lots to be served by an access easement. The lots are clustered in the southern half of the property, conserving the front part of the site as open space. The existing house will remain on the property while the existing barn will be removed.

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 3 du/ac:

A. The PR zone allows detached dwellings 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 proposed density of 2.01 du/ac is consistent with the approved density of 3 du/ac (3-D-07-RZ).

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential or agricultural zones. Staff recommends approval of the requested reduction because this will enable moderate buildable lot areas and a greater preservation of open spaces in a manner that is consistent with the Comprehensive Plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed detached houses would be compatible with other single-family residences in the area.

3) FUTURE LAND USE MAP

A. The property is classified as the RC (Rural Conservation) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the RC place type. The place type specifies a building height maximum of 2 stories with setbacks that can vary. The proposed single family houses shall meet all applicable requirements of the PR zone, as mentioned in condition 1.

B. The place type requires preservation of 50% or more of open space. The calculation on the site plan indicates that 50% of the site will be left undisturbed as open space. The proposal is consistent with the RC (Rural Conservation) place type's intent to preserve open spaces by clustering development

and minimizing land disturbance.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to 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:** 3/13/2025

Details of Action:

Summary of Action: Approve the development plan for 4 detached houses on individual lots in the PR (Planned Residential) zone, and a peripheral setback reduction from 35 ft to 15 ft along the western boundary of lot 1 and along the rear boundaries of lots 1-4, as shown on the site plan, subject to 5 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:**