

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-A-24-DP                      Related File Number: 6-SA-24-C  
Application Filed: 4/23/2024                      Date of Revision:  
Applicant: LEONARD DEVELOPMENT, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Snyder Rd, West side of Catlett Rd  
Other Parcel Info.:  
Tax ID Number: 130 160                      Jurisdiction: County  
Size of Tract: 10.9 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: 33-lot single family subdivision in the PR(k) zone.                      Density:  
Planning Sector: Northwest County                      Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 1141 CATLETT RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Catlett Road Subdivision  
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 a residential subdivision of up to 33 detached dwellings in the PR zone, subject to 1 condition.  
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: 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 4.68 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 3.23 du/ac proposed is below the 4.68 du/ac maximum that was a condition of the rezoning approval.  
C. The site layout conforms to the lot size and setback requirements of the zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character (Policy 2). -- Detached houses will be consistent with the surrounding properties which primarily accommodate single family residences and rural residences.  
B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). -- Within one mile of the property, there is a private school, Knoxville Christian School, and several community serving commercial and recreational uses along Outlet Drive and Lovell Road.

3) FUTURE LAND USE MAP

A. The property has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. Single family dwellings are recommended as 'primary uses' in the RC place type.  
B. The proposed open space including easements and common areas is approximately 1.5 acres. This proposal is consistent with the recommended disturbance budget of the slope analysis.

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 is not in opposition to any of these criteria.

Action: Approved with Conditions Meeting Date: 6/13/2024

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision of up to 33 detached dwellings in the PR zone, subject to 1 condition.

Date of Approval: 6/13/2024 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**