

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-F-24-DP                      Related File Number:  
Application Filed: 5/28/2024              Date of Revision:  
Applicant: RON WHITTAKER

## PROPERTY INFORMATION

General Location: West side of Bell Rd and Mountain Rise Dr intersection  
Other Parcel Info.:  
Tax ID Number: 20 101.02                      Jurisdiction: County  
Size of Tract: 6.1 acres  
Accessibility: Access is via Bell Rd, a major collector with a pavement width of 20 ft within a right-of-way width of 50 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Single family home and garage apartment                      Density: 0.33 du/ac  
Planning Sector: North County                      Plan Designation: RC (Rural Conservation), SP (Stream Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This property is along a major collector road with a mix of single family subdivisions and agricultural uses.

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

Street: 7707 BELL 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 1994, this parcel was rezoned to PR (Planned Residential) up to 3 du/ac.

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside of city limits)  
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 for one single-family residence, a garage apartment, and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, 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.

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

**Comments:**

This proposal is to create one 4,937 sq ft single family home and one 3,199 sq ft RV garage with an apartment on a 6.1-acre forested lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15 ft on the western lot line because of a sinkhole on the property. The Planning Commission may reduce this setback to 15 ft. The peripheral setback reduction shouldn't affect the adjacent property, which is within the stream protection overlay, and the closest dwelling is more than 450 ft from the proposed house.

### **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 single family houses and garage apartments as permitted uses. The RV garage is permissible as an accessory structure in the PR zone. 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. This PR zone is approved for a maximum of 3 du/ac. The proposed density is 0.33 du/ac.

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

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed single-family residence with a garage apartment is similar to other rural residential properties and single-family residential subdivisions in the area.

#### **3) KNOX COUNTY COMPREHENSIVE PLAN - RURAL CONSERVATION PLACE TYPE**

A. The property is classified RC (Rural Conservation), which allows consideration of Planned Residential up to 5 du/ac as an indirectly related zone. The proposed development has a density of 0.33 du/ac.

B. The RC place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas are to conserve between 50-70 percent of a site as natural open space. The total disturbed area is 1.5 acres on this 6.1-acre site.

#### **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:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for one single-family residence, a garage apartment, and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, subject to 2 conditions.

**Date of Approval:** 7/11/2024

**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:**