



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 12-B-23-DP

AGENDA ITEM #: 36

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** BRONZIE HARRIS

OWNER(S): Margaret Overbury

TAX ID NUMBER: 57 F G 016

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6949 SAINT CROIX LN

▶ **LOCATION:** At the northwest terminus of Saint Croix Ln off Dante Rd

▶ **APPX. SIZE OF TRACT:** 8391 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Saint Croix Lane, a local road with a 26-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Reduction of periphery setback from 35' to 16' in order to build an addition to the existing single family dwelling.

HISTORY OF ZONING: In 1994, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (10-R-94-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac

South: Single family residential - PR (Planned Residential) up to 5 du/ac

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential - PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: This parcel is located on a cul-de-sac featuring single family homes. The area in general is comprised of small-lot, single family detached subdivisions off of side streets, while Dante Road has mostly larger residential lots with a church and a school nearby, in addition to a commercial node 3/4 mile to the west.

STAFF RECOMMENDATION:

▶ **Approve the development plan to reduce the peripheral setback from 35-ft to 16-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.**

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.

COMMENTS:

This proposal is to reduce the peripheral setback on an existing lot from 35-ft to 16-ft in the PR zone to allow a new addition on the rear of the house to be constructed.

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 5 du/ac:

A. The PR zone allows single family houses and accessory uses, buildings and structures 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 Planning Commission has the authority to reduce the peripheral setback to 15-ft (Article 5, Section 5.13.06).

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed open porch will have a similar scale as the other residential development in the area.

3) NORTH COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of density up to 5 du/ac in the County's Urban Growth Area. The proposed development does not change the density of the subdivision, which is up to 5 du/ac.

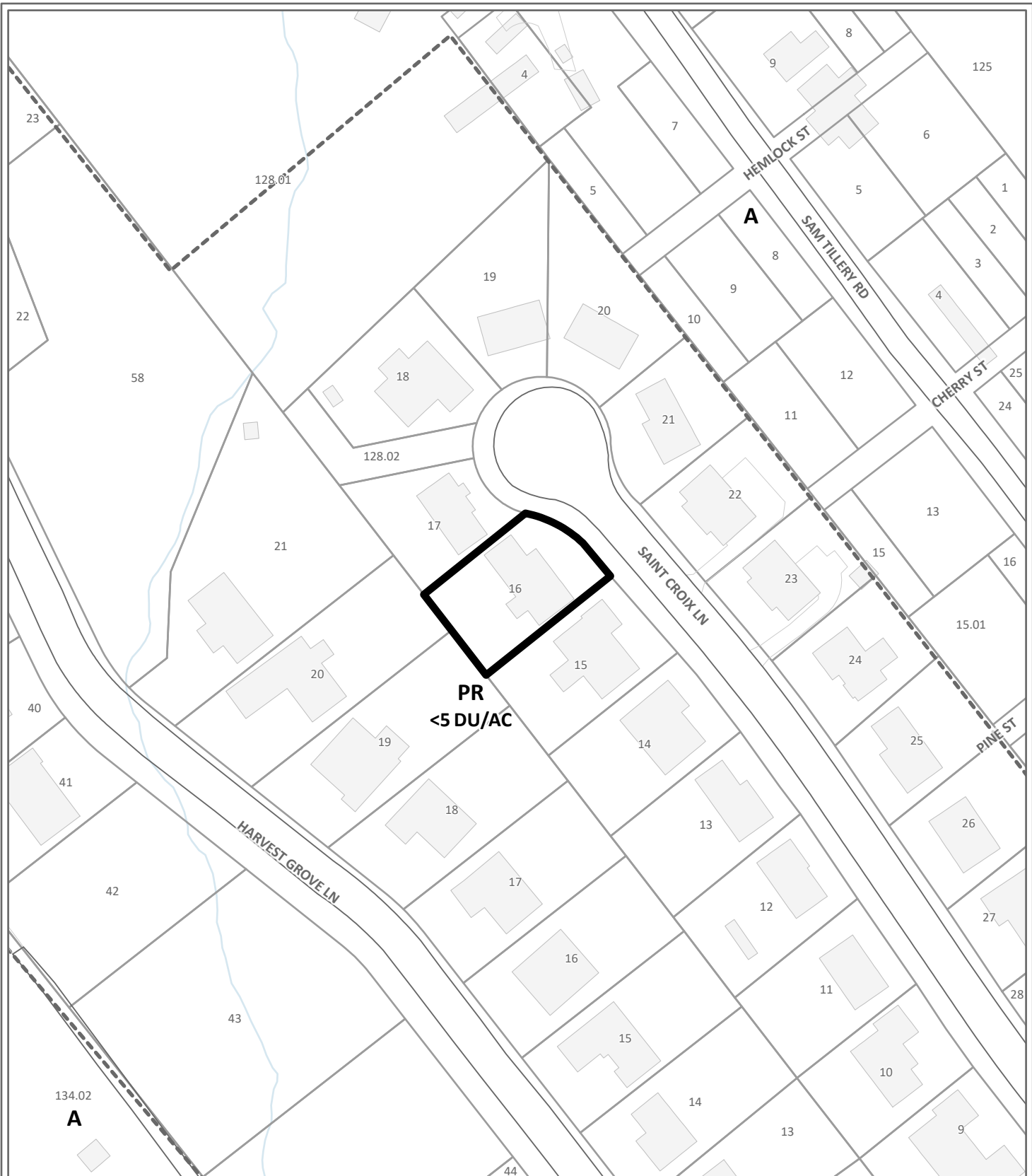
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal is in compliance with the intent of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

12-B-23-DP

Petitioner: Bronzie Harris



Reduce periphery setback from 35' to 16' in order to build an addition to existing SFD. in PR (Planned Residential)

Map No: 57

Jurisdiction: County

Original Print Date: 11/6/2023

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

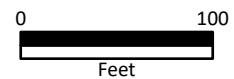
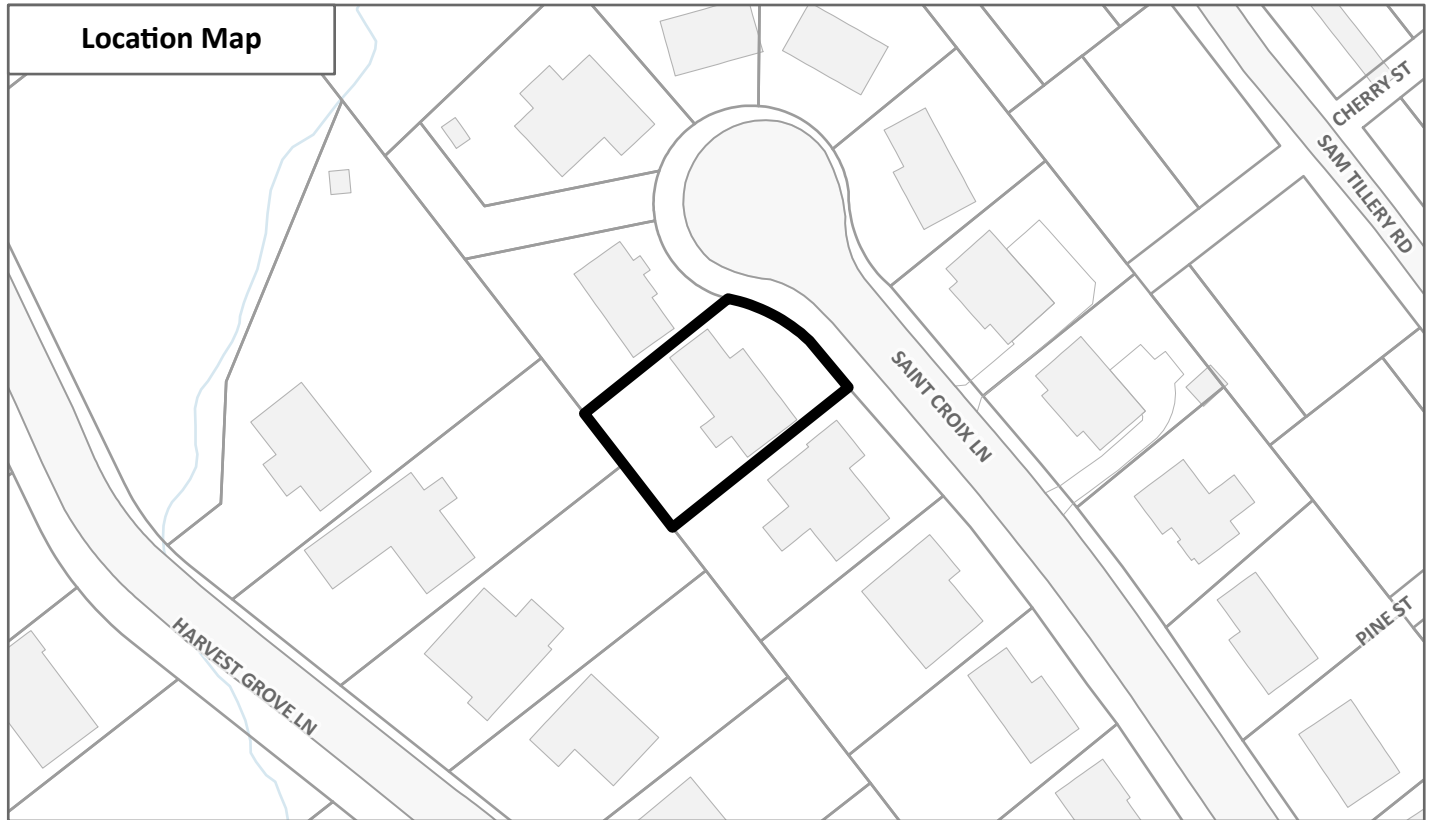


Exhibit A. Contextual Images

Location Map



Aerial Map

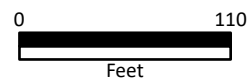


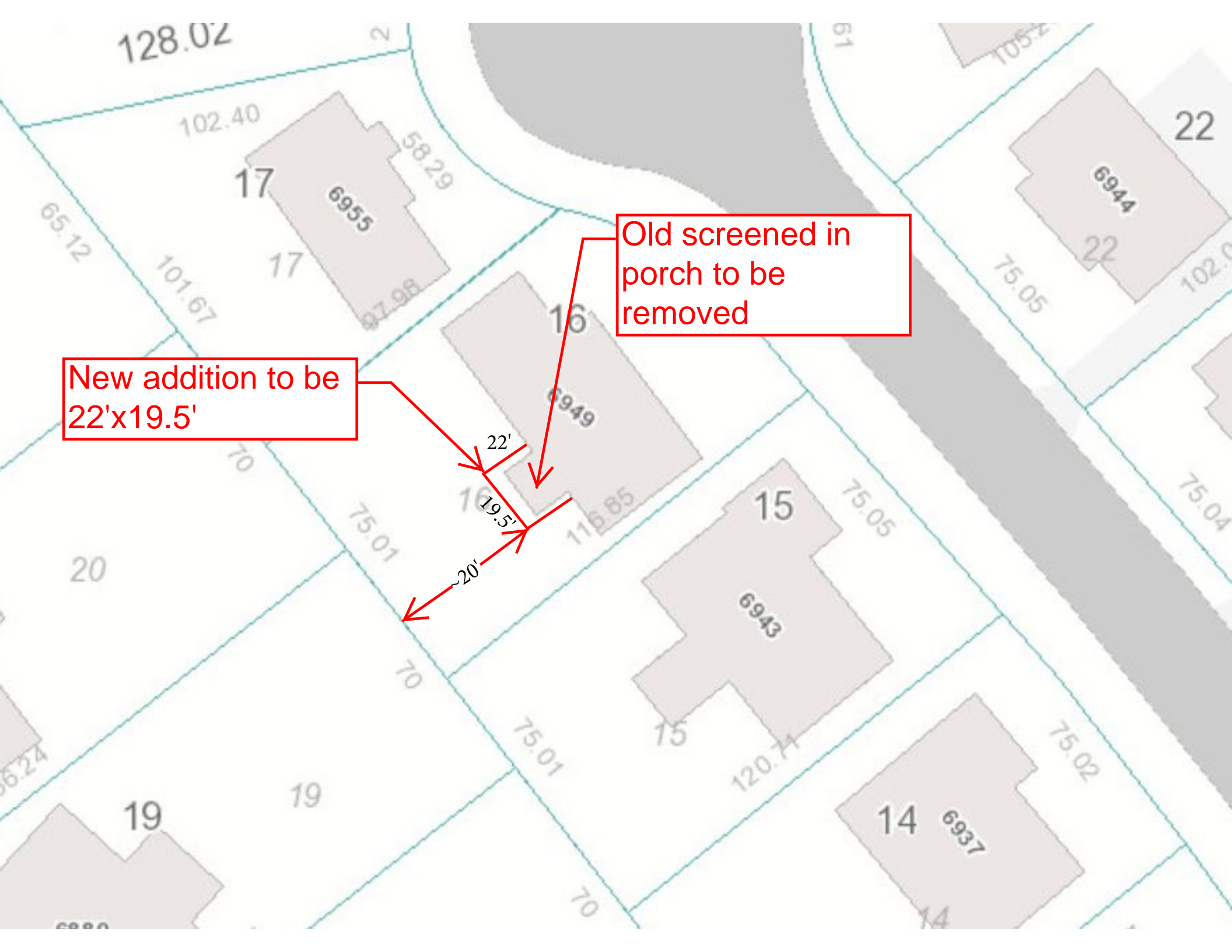
CONTEXTUAL MAPS 1

12-B-23-DP



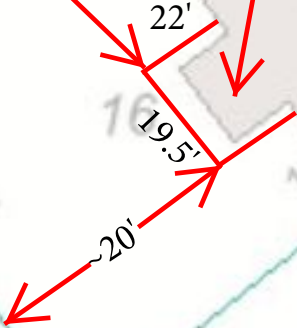
Case boundary





Old screened in porch to be removed

New addition to be 22'x19.5'





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Bronzie Harris

Applicant Name

Affiliation

10/27/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-B-23-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Bronzie Harris Knox Housing Partnership

Name / Company

109 Winona St Knoxville TN 37917

Address

865-661-9547 / bharris@khp.org

Phone / Email

CURRENT PROPERTY INFO

Margaret Overbury

Owner Name (if different)

6949 Saint Croix Ln Knoxville TN 37918

Owner Address

865-804-4905

Owner Phone / Email

6949 SAINT CROIX LN

Property Address

57 F G 016

Parcel ID

8391 square feet

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

At the end of the street on Saint Croix Ln off Dante Rd

General Location

City **Commission District 7 PR (Planned Residential)**

Single Family Residential

County District Zoning District

Existing Land Use

North County LDR (Low Density Residential)

Planning Sector Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Reduce periphery setback from 35' to 16' in order to build an addition to exist	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$300.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Bronzie Harris Please Print	10/27/2023 Date
---------------------	---------------------------------------	---------------------------

Phone / Email

Property Owner Signature	Margaret Overbury Please Print	10/27/2023 Date
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From: [Max Herring](#)
To: [Max Herring](#)
Subject: [12-B-23-DP](#)
Date: October 22, 2023 at 11:10:41 AM EDT

Sent from my iPhone
Begin forwarded message:

From: Max Herring <mherring105@gmail.com>
Date: October 22, 2023 at 11:10:41 AM EDT
To: Sharon <sharonyb@gmail.com>
Subject: scans



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP OYP
- Rezoning

Bronzie Harris

General Contractor - KHP

Applicant Name

Affiliation

10-23-23

10/27/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

12-B-23-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Bronzie Harris

Knox Housing Partnership

Name

Company

109 Winona Street

Knoxville

TN

37917

Address

City

State

ZIP

865-661-9547

Bharris@khp.org

Phone

Email

CURRENT PROPERTY INFO

Margaret Overbury

6949 Saint Croix Lane

865-804-4905

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6949 Saint Croix Lane

057FG016

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

NO

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) **Reduce periphery setback from 35' to 16' in order to build an addition**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Reduce Periphery set back in PR from 35' to 16'
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) **Reduce Periphery set back in PR zone from 35' to 16'**

Pending Plat File Number

STAFF USE ONLY

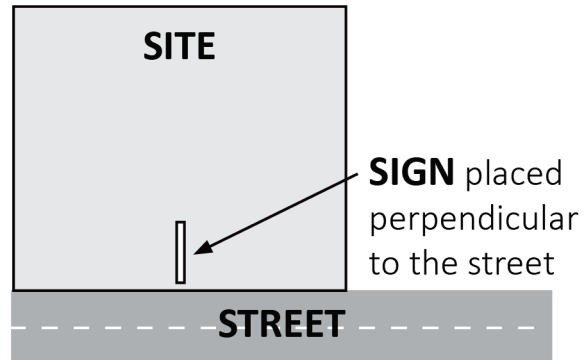
<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (Final Plat)</p> <p><input type="checkbox"/> Use on Review / Special Use (Concept Plan)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (Hillside Protection)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Fee 1</td> <td style="width: 40%;">0406 \$300.00</td> <td style="width: 40%;">Total</td> </tr> <tr> <td>Fee 2</td> <td></td> <td rowspan="2" style="font-size: 24px; vertical-align: middle;">\$300.00</td> </tr> <tr> <td>Fee 3</td> <td></td> </tr> </table>	Fee 1	0406 \$300.00	Total	Fee 2		\$300.00	Fee 3	
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Fee 3									

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	Bronzie Harris	10-23-22
Applicant Signature	Please Print	Date
865-661-9547	bharris@khp.org	
Phone Number	Email	10/27/2023, SG
	Margaret S. Overbury	10-23-22
Property Owner Signature	Please Print	Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 12/01/2023 _____ and _____ 12/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bronzie Harris

Date: 10/27/2023

File Number: 12-B-23-DP



Sign posted by Staff



Sign posted by Applicant