



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-D-23-DP

AGENDA ITEM #: 36

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** SIDDHARTH SHAH

OWNER(S): Caleb and Caitlyn Elam

TAX ID NUMBER: 90 I B 042

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10401 LAUREL POINTE LN

▶ **LOCATION:** North side of Laurel Pointe Ln, west side of Magnolia Pointe Ln

▶ **APPX. SIZE OF TRACT:** 10299 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Laurel Pointe Ln, a local street with 25-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **PROPOSED USE:** Peripheral setback reduction

HISTORY OF ZONING: In 2004, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

SURROUNDING LAND USE AND ZONING: North: Agricultural/vacant/forestry - A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Single family residential - PR (Planned Residential) up to 3 du/ac

West: Single family residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This house is on approximately 0.23-acre lot within a 42-lot single family subdivision.

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 one lot from 35-ft to 16-ft in the Planned Residential Zone

in order for a porch to be constructed. The planning commission may reduce this setback to 15-ft.

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 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.

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 porch will have a similar scale as the other residential development in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows densities up to 5 du/ac. The proposed development does not change the density of the subdivision which is up to 3 du/ac.

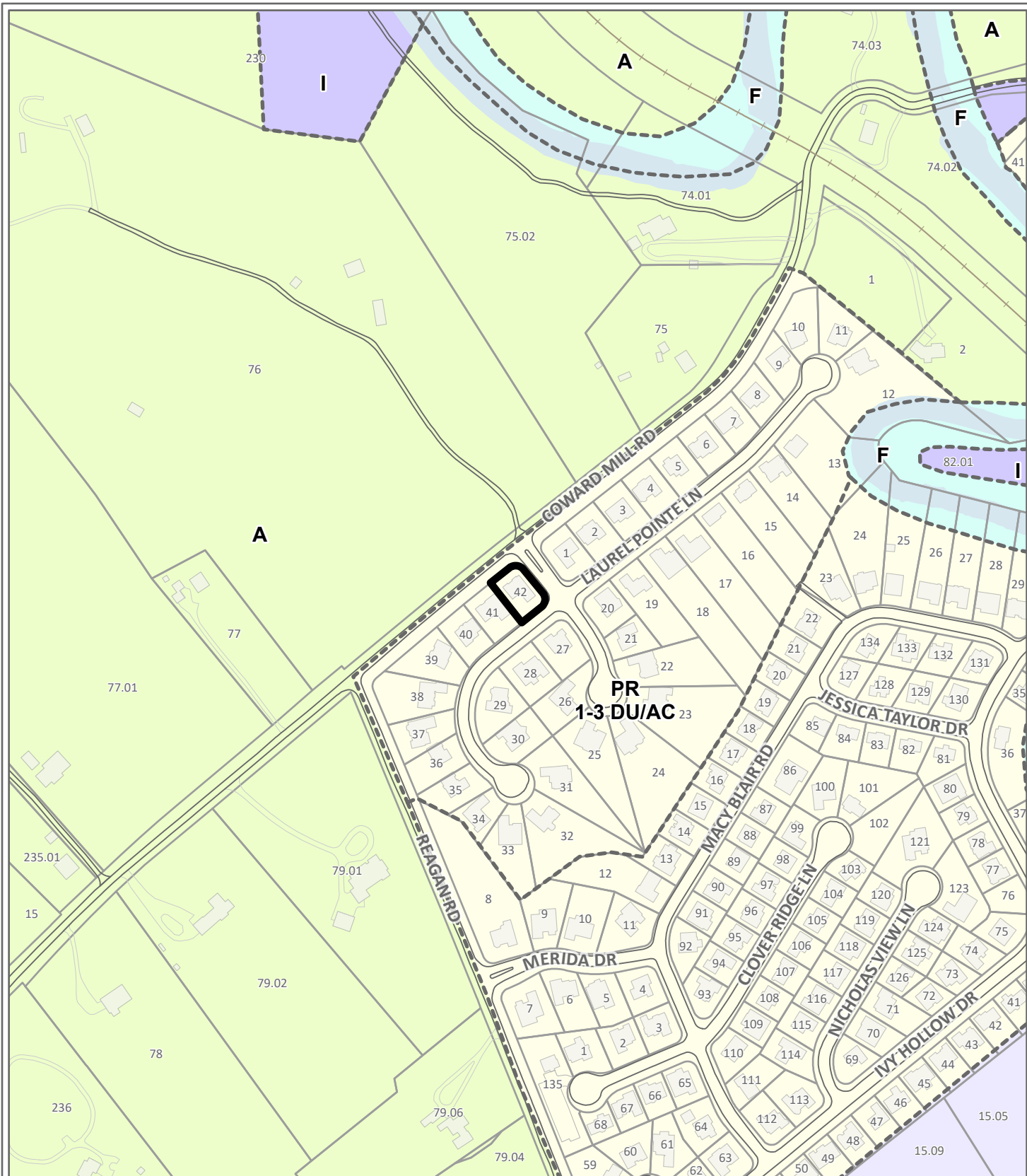
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

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.

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

6-D-23-DP

Petitioner: Siddharth Shah



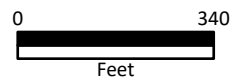
Peripheral setback reduction in PR (Planned Residential)

Map No: 90

Jurisdiction: County

Original Print Date: 5/9/2023

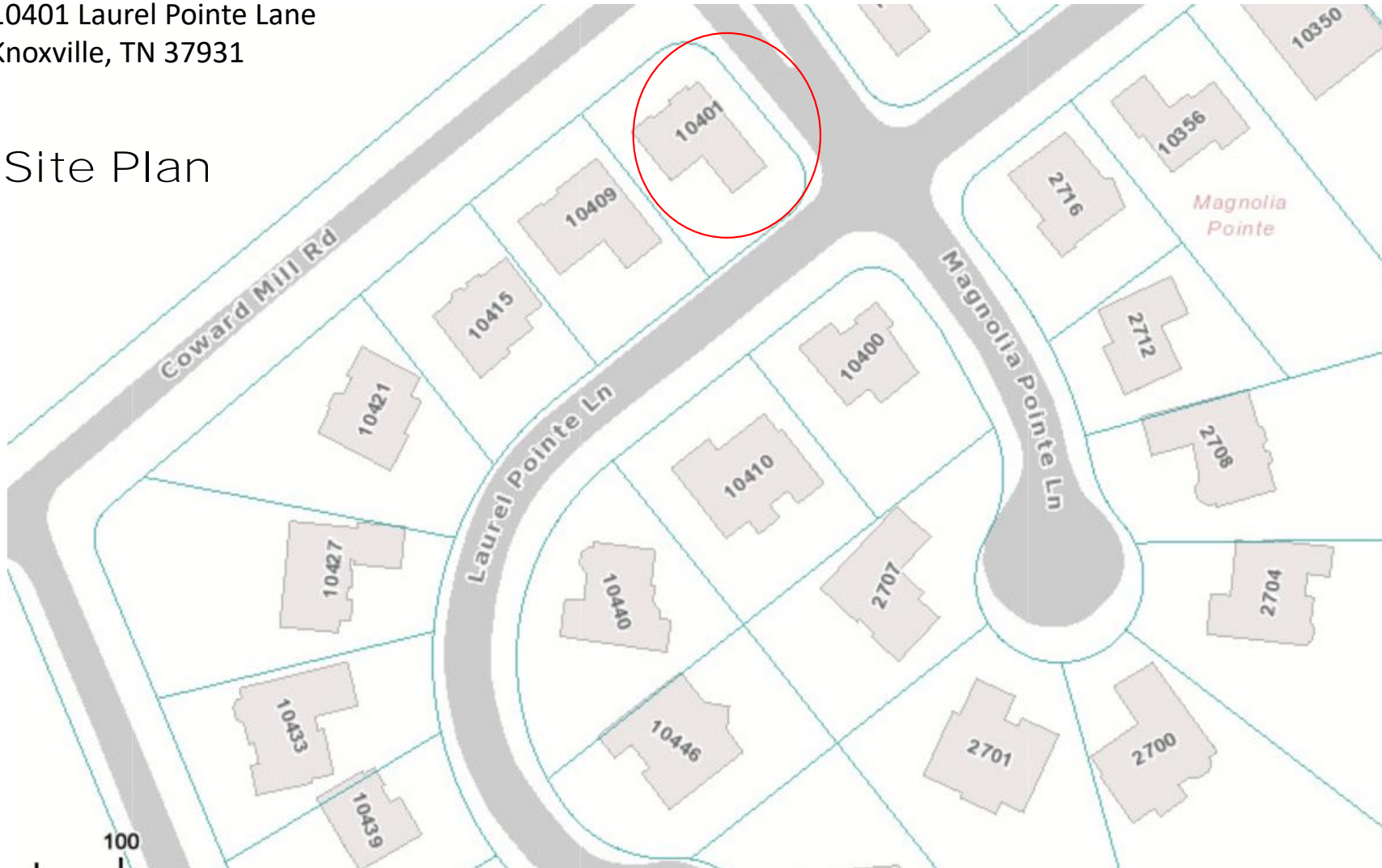
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

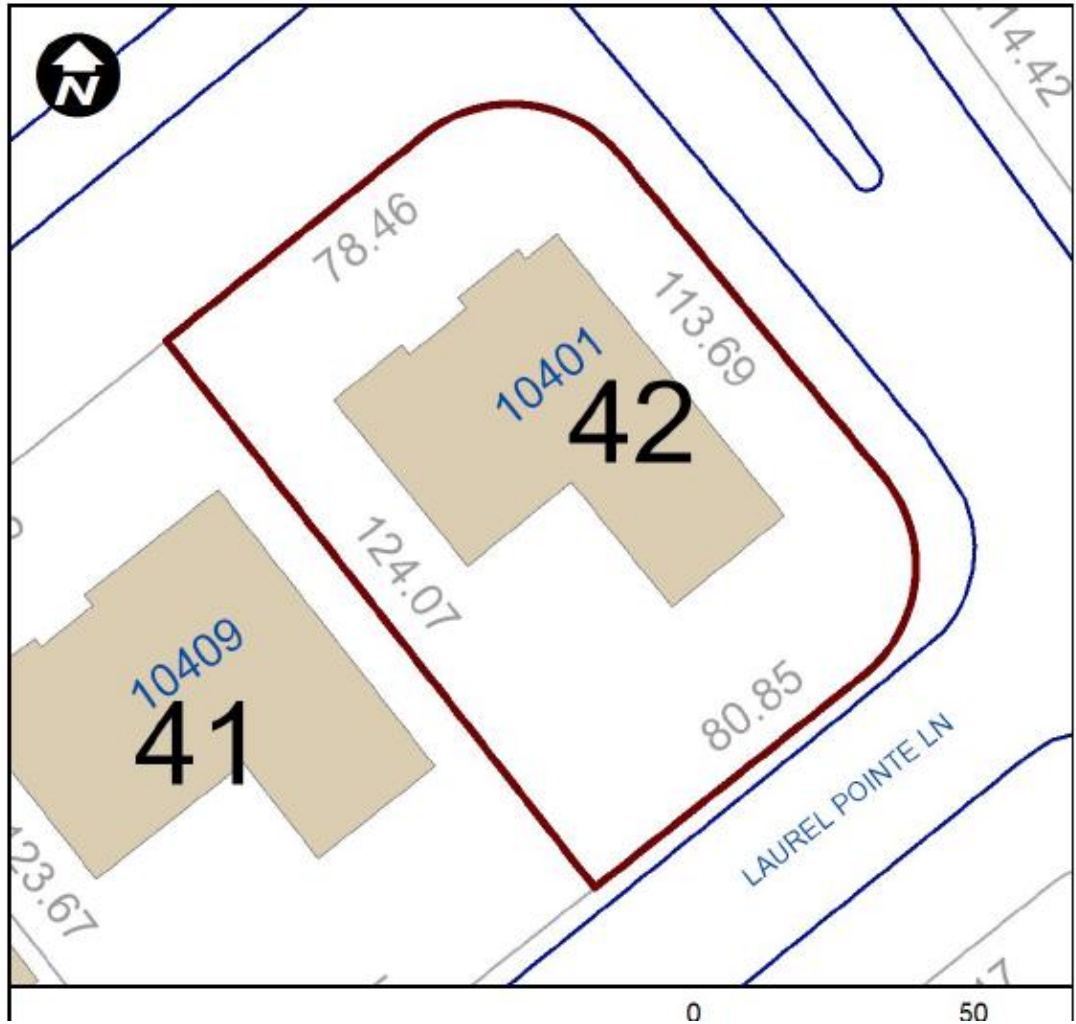


6-D-23-DP
4/20/2023

10401 Laurel Pointe Lane
Knoxville, TN 37931

Site Plan



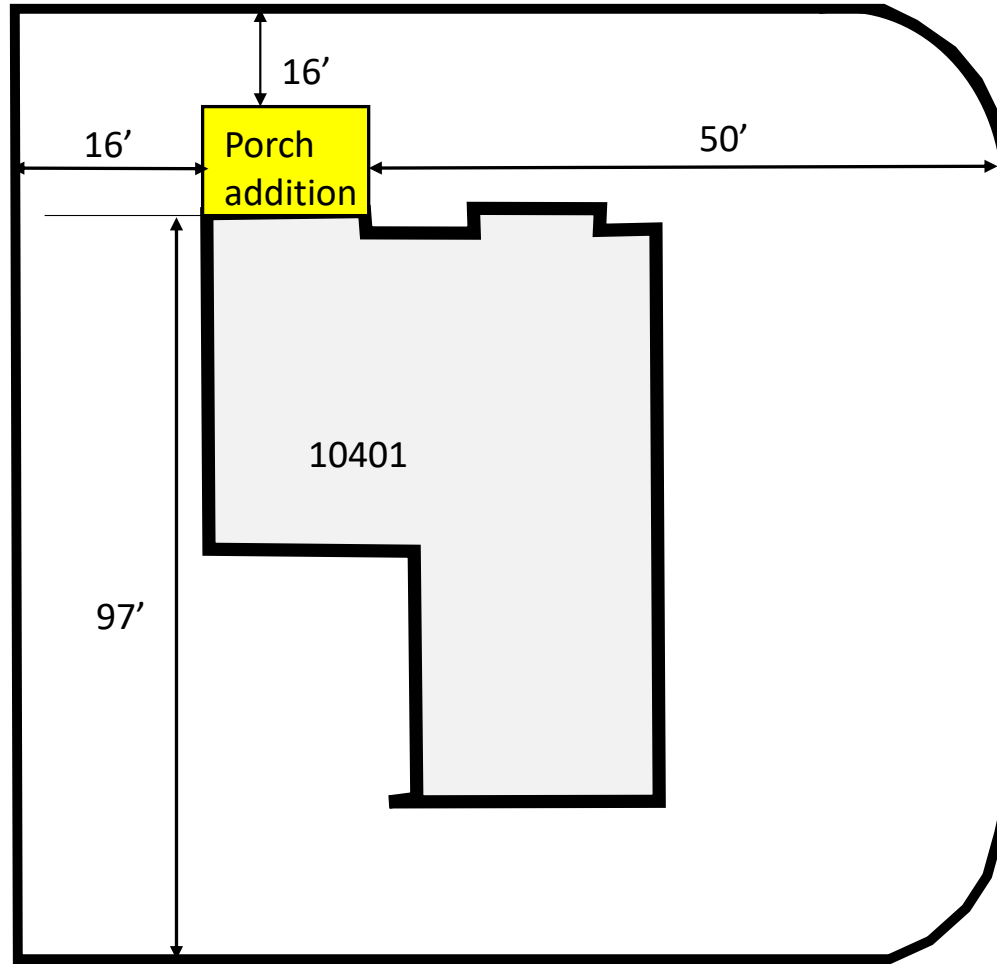
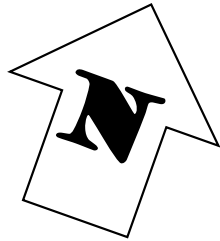


6-D-23-DP
4/20/2023

10401 Laurel Pointe Lane
Knoxville, TN 37931

Site Plan

See sheet 1 of 5 for general notes



6-D-23-DP
4/20/2023



DAYENESI, INC.

1234 EAGLE HILL LANE KNOXVILLE, TN 37922
SIDDARTH "SAM" SHAH P.E.



**COPYRIGHT © 2023
ALL RIGHT RESERVED**

This Design/ drawing is the property of Dayenesi Inc and is not to be reproduced or copied in whole or in part. It is only to be used for this project and site specifically identified herein and is not to be used on any other project without written permission from the Dayenesi Inc.

No.	Description	Date

Porch Roof Installation over Existing patio
10401 Laurel Pointe Lane.
Knoxville, TN 37931
Parcel ID: 090IB042
Lot 42

PROJECT NUMBER:
23 Elam 0401

Porch setbacks

SH 1 of 1

Drawn by: Sam Shah

Checked By: Siddarth Shah

PE
Date: April 4, 2023

SCALE Not to scale



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

Siddharth Shah

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-D-23-DP

File Number(s)

CORRESPONDENCE

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

Siddharth (Sam) Shah Dayenesi Inc.

Name / Company

1234 Eagle Nest Ln Knoxville TN 37922

Address

865-235-5472 / samshah@dayenesi.com

Phone / Email

CURRENT PROPERTY INFO

Caleb and Caitlyn Elam

Owner Name (if different)

10401 Laurel Pointe Ln Knoxville TN 37931

Owner Address

865-607-3517

Owner Phone / Email

10401 LAUREL POINTE LN

Property Address

90 I B 042

Parcel ID

Part of Parcel (Y/N)?

10299 square feet

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Laurel Pointe Ln, west side of Magnolia Pointe Ln

General Location

City

Commission District 6

PR (Planned Residential)

Single Family Residential

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

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) Peripheral setback reduction	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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	Siddharth Shah Please Print	4/24/2023 Date
---------------------	---------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Caleb and Caitlyn Elam Please Print	4/24/2023 Date



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

Siddharth (Sam) Shah

Applicant Name		Affiliation
April 21, 2023	June 8, 2023	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

Siddharth Shah		Dayenesi Inc	
Name		Company	
1234 Eagle Nest Lane	Knoxville	TN	37922
Address	City	State	ZIP
(865)-235-5472	samshah@dayenesi.com		
Phone	Email		

CURRENT PROPERTY INFO

ELAM CAITLYN L & ELAM CALEB	10401 Laurel Pointe Lane	(865)-607-3517
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
10401 Laurel Pointe Lane, Knoxville, TN	090IB042	
Property Address	Parcel ID	
FUD	FUD	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

North side of Laurel Pointe Ln, west side of Magnolia Pointe Ln		0.24 acres
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	6th	PR
District	Zoning District	Existing Land Use
Northwest County	LDR & HP	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Peripheral setback reduction

Other (specify) _____

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

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0406	Setback reduc.	\$300
Fee 2		
Fee 3		

AUTHORIZATION



Siddharth (Sam) Shah

Applicant Signature

Please Print

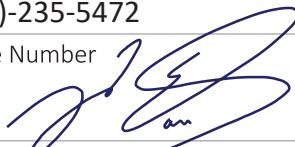
Date

(865)-235-5472

samshah@dayenesi.com

Phone Number

Email



Josh Elam

4-21-2023

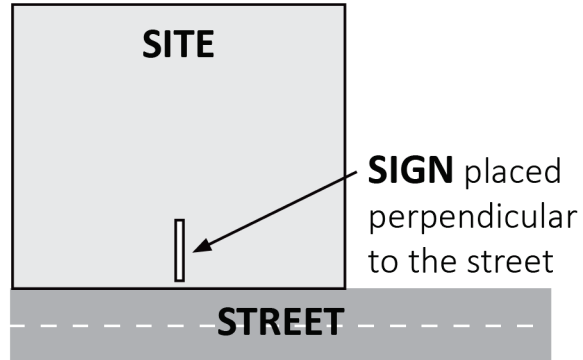
Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:

_____ May 26, 2023 _____ and _____ June 9, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Siddharth Shah

Date: 4/24/2023

File Number: 6-D-23-DP



Sign posted by Staff



Sign posted by Applicant