



DEVELOPMENT PLAN REPORT

► **FILE #:** 7-G-24-DP

AGENDA ITEM #: 28

AGENDA DATE: 7/11/2024

► **APPLICANT:** **W. SCOTT WILLIAMS & ASSOCIATES**

OWNER(S): Worley Builders Inc. Worley Builders Inc.

TAX ID NUMBER: 91 G B 018

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3479 SPARKS SCENIC WAY

► **LOCATION:** **West side of Sparks Scenic Way, north of Ball Rd**

► **APPX. SIZE OF TRACT:** **4115 square feet**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sparks Scenic Way, a local street with a pavement width of 40 ft within a right-of-way of 40 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** **PR (Planned Residential) up to 3 du/ac**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

► **PROPOSED USE:** **Peripheral setback reduction from 25 ft to 20 ft on lot 18**

HISTORY OF ZONING: In 2022, this property was rezoned from PR up to 3 du/ac from RA (7-O-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3.75 du/ac

NEIGHBORHOOD CONTEXT: This area is primarily single family residential subdivisions and large rural residential lots with forested steep slopes leading up to Beaver Ridge.

STAFF RECOMMENDATION:

► **Approve the development plan to reduce the peripheral setback from 25 ft to 20 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 25 ft to 20 ft in the Planned Residential zone in order for a house with attached garage to be constructed on a narrow 37.73 ft wide lot. The majority of lots in this subdivision are 50 ft wide. Because lot 18 is narrow, the house is proposed to be longer. 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 when the PR zone is adjacent to certain zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The intent of Policy 2 is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities - The proposed house with attached garage will have a similar scale as the other residential development in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - SUBURBAN RESIDENTIAL PLACE TYPE

A. The property is classified SR (Suburban Residential), which allows densities up to 12 du/ac. The proposed development does not change the density of the subdivision, which is up to 3 du/ac.

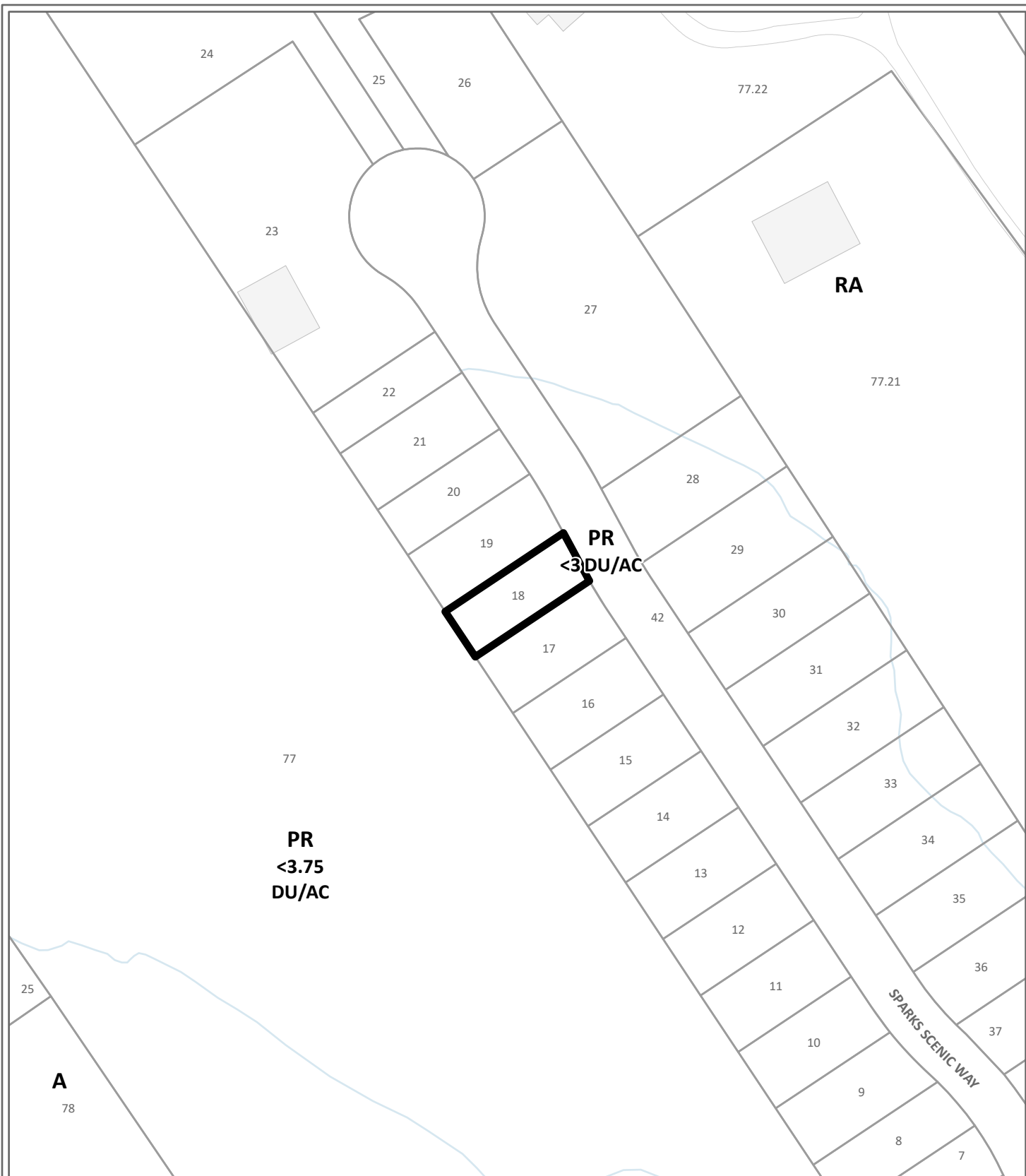
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

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

7-G-24-DP

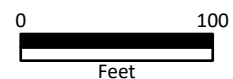
Petitioner: W. Scott Williams & Associates



Peripheral setback reduction from 25 ft to 20 ft on lot 18 in PR (Planned Residential) up to 3 du/ac

Map No: 91

Jurisdiction: County

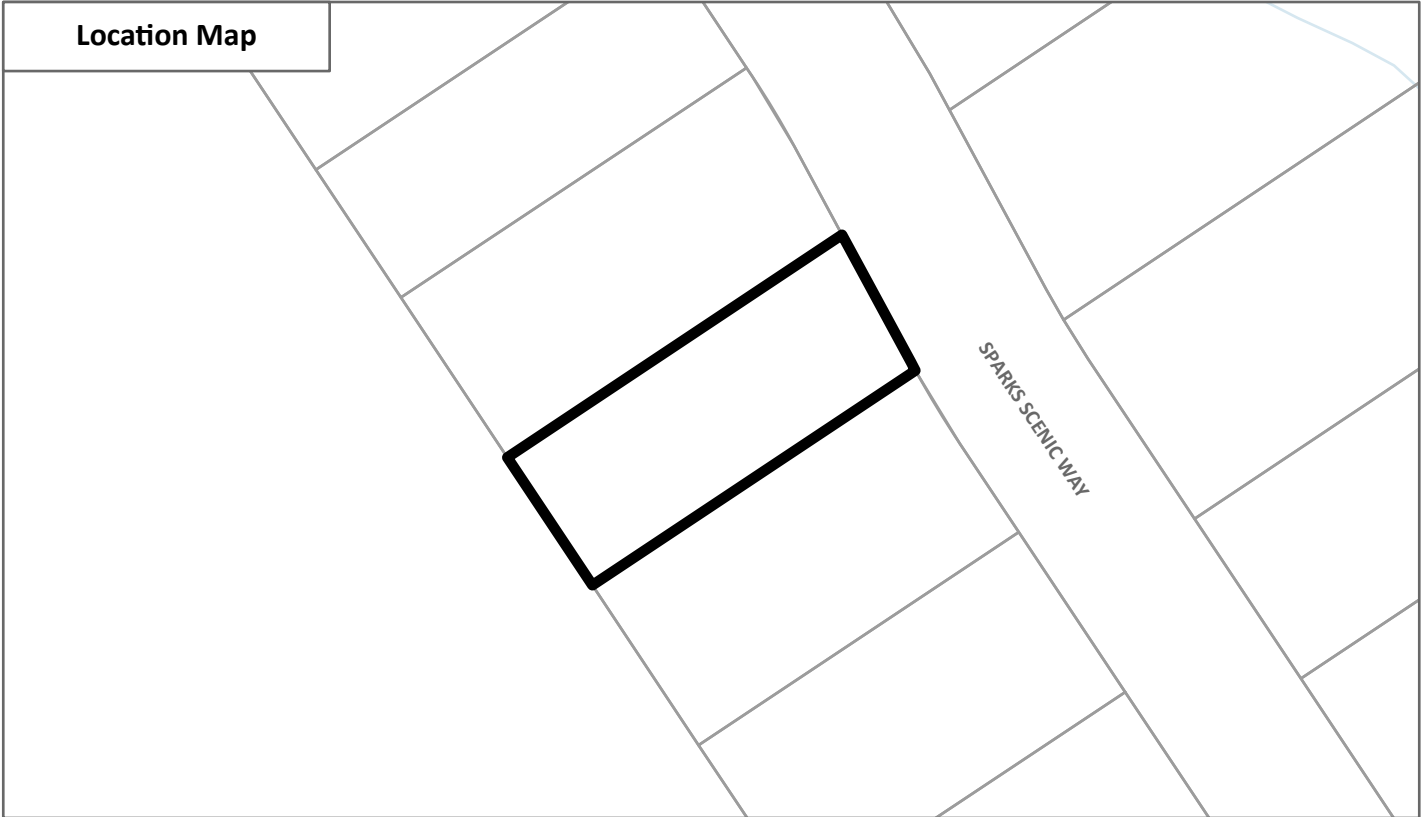


Original Print Date: 6/3/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map



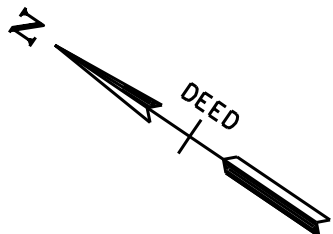
CONTEXTUAL MAPS 1

7-G-24-DP



Case boundary





OWNER:

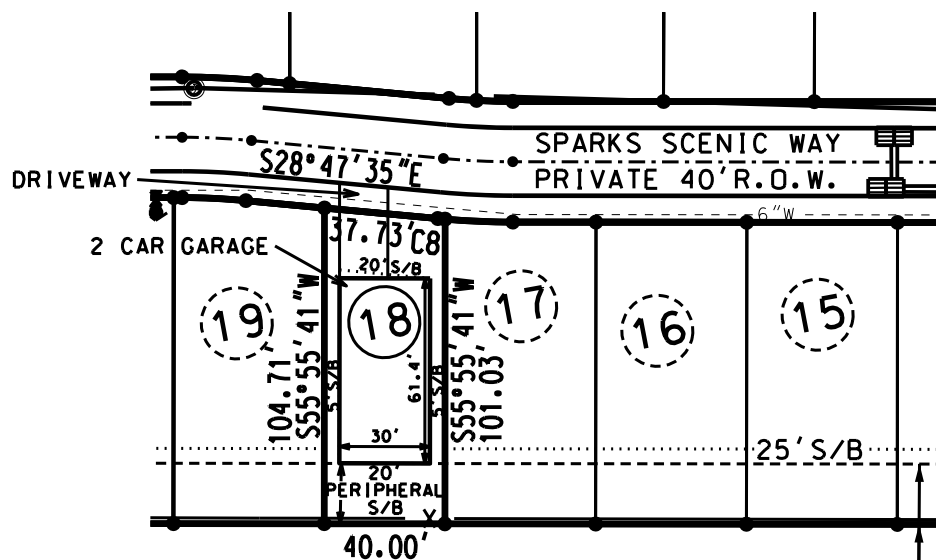
WORLEY BUILDERS INC
6917 BALL RD
KNOXVILLE, TN 37931

NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED
SITE PLAN CONDITIONS FOR THE LOT LISTED.

REQUEST PERIPHERAL SETBACK
REDUCTION FROM 25' TO 20' FOR
LOT 18. WILL HAVE 2 CAR GARAGE.
HARDSHIP: NARROW LOT WIDTH

C8
R=270.00'
A=2.44'
S29°03'09"E
CH=2.44'



WORLEY BUILDERS INC
INST. NO. 202403050042548

20' WIDE
P.U.D.E.



SCALE: 1" = 50'

SITE PLAN FOR LOT 18

SPARKS MEADOW S/D

3479 SPARKS SCENIC WAY
KNOX COUNTY, TENNESSEE
CLT MAP 091 G B PARCEL 018
6TH CIVIL DISTRICT
9-SC-22-C & 9-C-22-DP
MAY 28, 2024

Scott Williams and Associates

4530 Annalee Way
Knoxville, Tennessee 37921

PHONE: (865) 692-9809

FAX: (865) 692-9809

E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

W. Scott Williams & Associates

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-G-24-DP

File Number(s)

CORRESPONDENCE

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

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Worley Builders Inc. Worley Builders Inc. 6917 Ball Rd Knoxville TN 37931

Owner Name (if different)

Owner Address

865-922-2600

Owner Phone / Email

3479 SPARKS SCENIC WAY

Property Address

91 G B 018

Parcel ID

Part of Parcel (Y/N)?

4115 square feet

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Sparks Scenic Way, north of Ball Rd

General Location

☐ City **Commission District 6 PR (Planned Residential) up to 3 du/ac**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County SR (Suburban Residential)

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) **Peripheral setback reduction from 25 ft to 20 ft on lot 18**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning
Change

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$450.00

Total

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.

W. Scott Williams & Associates

5/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Worley Builders Inc. Worley Builders Inc.

5/28/2024

Property Owner Signature

Please Print

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 ☐ PA
☐ Rezoning

W. SCOTT WILLIAMS + ASSOC.

Applicant Name

Engineer

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

7-G-24-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

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOC.

Company

4530 Annalee Way

Address

Knoxville

City

TN

State

37921

ZIP

865-692-9809

Phone

WSCOTTWILL@COMCAST.NET

Email

CURRENT PROPERTY INFO

Worley Builders Inc.

Property Owner Name (if different)

6917 Ball Rd. Knox, TN 37931

Property Owner Address

865-922-2600

Property Owner Phone

3479 Sparks Scenic Way

Property Address

091GB018

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) reduce peripheral setback from 25ft to 20ft.**SUBDIVISION REQUEST**Proposed Subdivision Name Sparks Meadow Lot 18

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel
Total Number of Lots Created☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

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

SCOTT WILLIAMS

Please Print

5/20/24
Date

Phone Number

865-692-9809WSCOTTWILL@COMCAST.NET

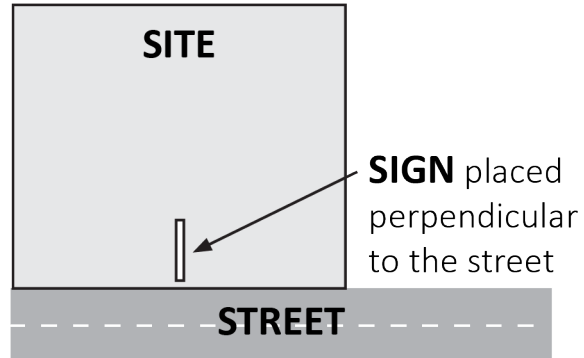
Email

Property Owner Signature

Christopher W. Hansard
Please Print5-28-2024

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant