



DEVELOPMENT PLAN REPORT

► **FILE #:** 8-D-25-DP

AGENDA ITEM #: 46

AGENDA DATE: 8/14/2025

► **APPLICANT:** STEVENS, OSBORNE & SHAMBACH

OWNER(S): Michael Stevens

TAX ID NUMBER: 78 B E 062 078BE061, 078BE067

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5910 HONEYCRISP RD (5914 HONEYCRISP RD, 7400 EMORY ORCHARD LN)

► **LOCATION:** Northwest side of W Emory Rd, east side of Emory Orchard Ln, east of Carpenter Rd

► **APPX. SIZE OF TRACT:** 51940 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Honeycrisp Road, a local street with a pavement width of 26 ft within a 50-ft right-of-way, and Emory Orchard Lane, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **ZONING:** PR (Planned Residential) up to 4 DU/AC

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

► **PROPOSED USE:** Reduction of peripheral setbacks from 35 ft to 20 ft.

HISTORY OF ZONING: A portion of these lots were part of a larger rezoning request to rezone from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was denied by County Commission in July 2020 (5-F-20-RZ). They were part of a larger rezoning from A (Agricultural) and CA (General Business) to PR (Planned Residential) up to 4 du/ac in November 2020 (10-E-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac
South: Agriculture/forestry/vacant land, public/quasi public land (cemetery) - A (Agricultural)
East: Single family residential - CA (General Business)
West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on small suburban style lots. There are some non-residential uses in the area, limited to a church, cemetery, and a small commercial node at the intersection of W Emory Road and Carpenter Road.

STAFF RECOMMENDATION:

- ▶ **Approve the development plan to reduce the peripheral setback from 35 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.**

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

COMMENTS:

This proposal is to reduce the peripheral setback parallel to W Emory Road from 35 ft to 20 ft in the PR (Planned Residential) zone. The peripheral setback on the east side will remain 35 ft.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).

In exercise of its administrative judgement, 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 4 du/ac.

A. The PR zone allows single-family houses and accessory uses, buildings, and structures as permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building 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 where properties are abutting residential and A (Agricultural) zoning, which is the case here. However, the minimum front setback is 20 ft along a road frontage. The peripheral setback request is consistent with the front setback requirement.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated RC (Rural Conservation), which recommends a housing mix that predominantly features single-family residential development in a conservation pattern. The subdivision was built in 2023, before the adoption of the Comprehensive Plan. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the RC place type.

B. The RC place type allows consideration of the PR zone with densities of up to 5 du/ac. The proposed development does not change the density of the subdivision, which is 4 du/ac, nor does it reduce the common area of the subdivision.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Implementation Policy 2, to ensure that development is sensitive to the existing community character, as it is compatible with developments in the surrounding area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The proposed development plan is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

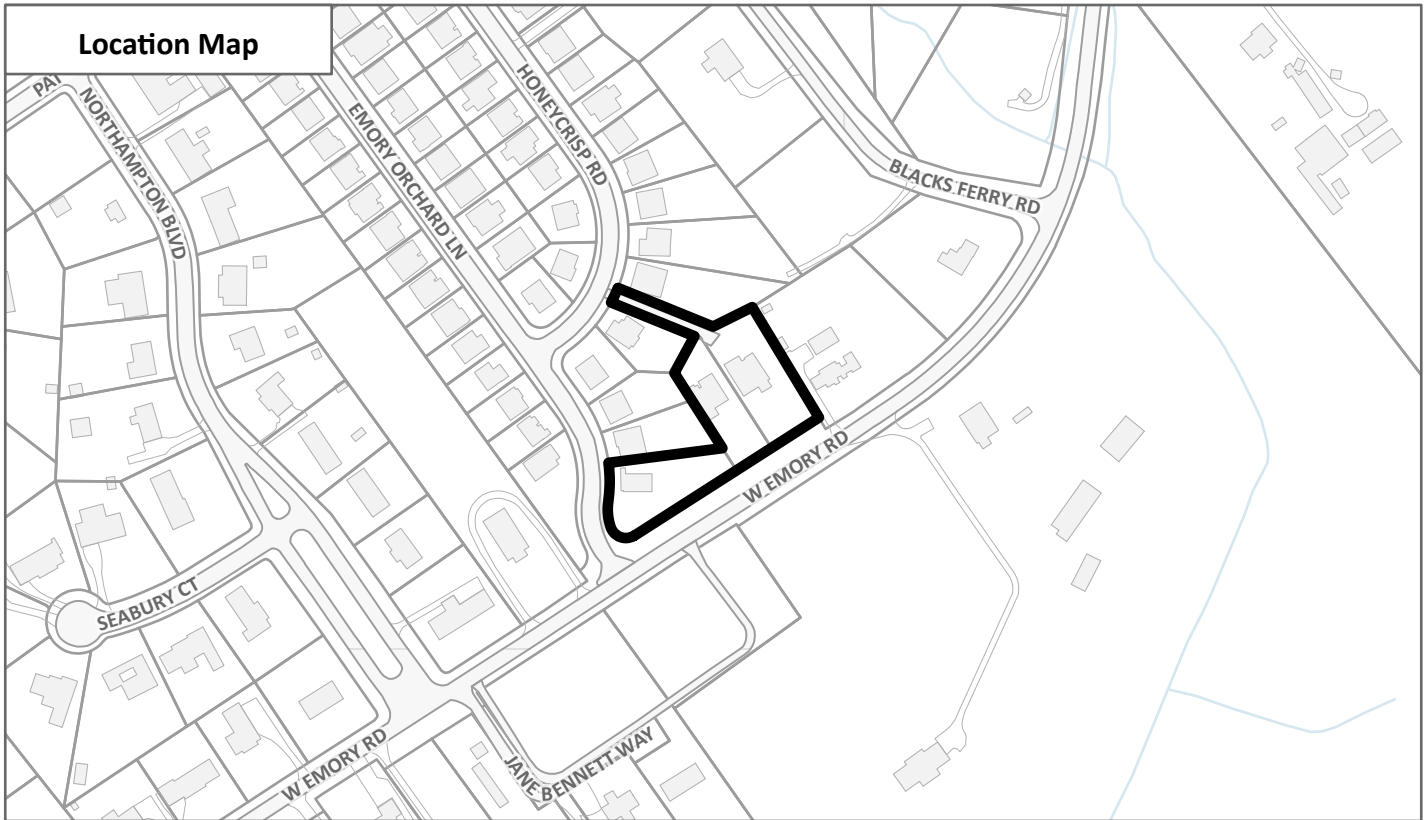
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



Exhibit A. Contextual Images

Location Map



Aerial Map

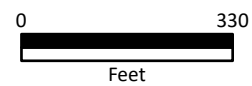


CONTEXTUAL MAPS 1

8-D-25-DP



Case boundary



To remain 35'

Requested 20' peripheral setback

8-D-25-DP



KNOXVILLE | KNOX COUNTY

STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

STEVENS, OSBORNE, SHAMBACH (RESIDENCES/OWNERS) (CO-APPLICANTS)
Applicant Name Affiliation

06/20/2025

Date Filed

~~06/14/25~~ 8/14/2025

Meeting Date (if applicable)

File Number(s)

8-D-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

MICHAEL STEVENS
Name

N/A
Company

5910 HONEYCRISP RD
Address

KNOXVILLE
City

TN
State

37931
ZIP

907-351-3833
Phone

Email

Current Property Info

SAME
Property Owner Name (if different)

SAME
Property Owner Address

SAME
Property Owner Phone

SAME See attached Property Owner signature sheet
Property Address

0783E402
Parcel ID

WKUD
Sewer Provider

WKUD
Water Provider

N
Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use REQUESTING REAR PERIPHERAL SETBACK

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

FROM 35' TO 20'

MARCH 2025

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____		
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application Previous Rezoning Requests _____		
<input checked="" type="checkbox"/> Other (specify) <u>Requesting rear peripheral setback be reduced from 35' to 20'</u>		

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

	Michael Stevens / Co-applicant	06/17/25
Applicant Signature	Print Name / Affiliation	Date
907-351-3833		
Phone Number	Email	
	Michael Stevens	06/20/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☒ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0406	\$300.00					\$300.00



Property Owners Option Holders

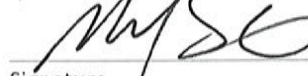





NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge 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

	Michael Stevens	Co-applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	5910 Honeycrisp Road	Knoxville TN	37931	
	Address	City	State	Zip
	Anita Stevens	Co-applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	5910 Honeycrisp Road	Knoxville TN	37931	
	Address	City	State	Zip
	Melissa Osborne	Co-applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	5914 Honeycrisp Road	Knoxville TN	37931	
	Address	City	State	Zip
	Nicholas Osborne	Co-Applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	5914 Honeycrisp Road	Knoxville TN	37931	
	Address	City	State	Zip
	Mieka Schambach	Co-Applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	7400 Emory Orchard Lane	Knoxville TN	37931	
	Address	City	State	Zip
	James Tilley	Co-Applicant	06/17/25	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder
	7400 Emory Orchard Lane	Knoxville TN	37931	
	Address	City	State	Zip

FILE NUMBER

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed



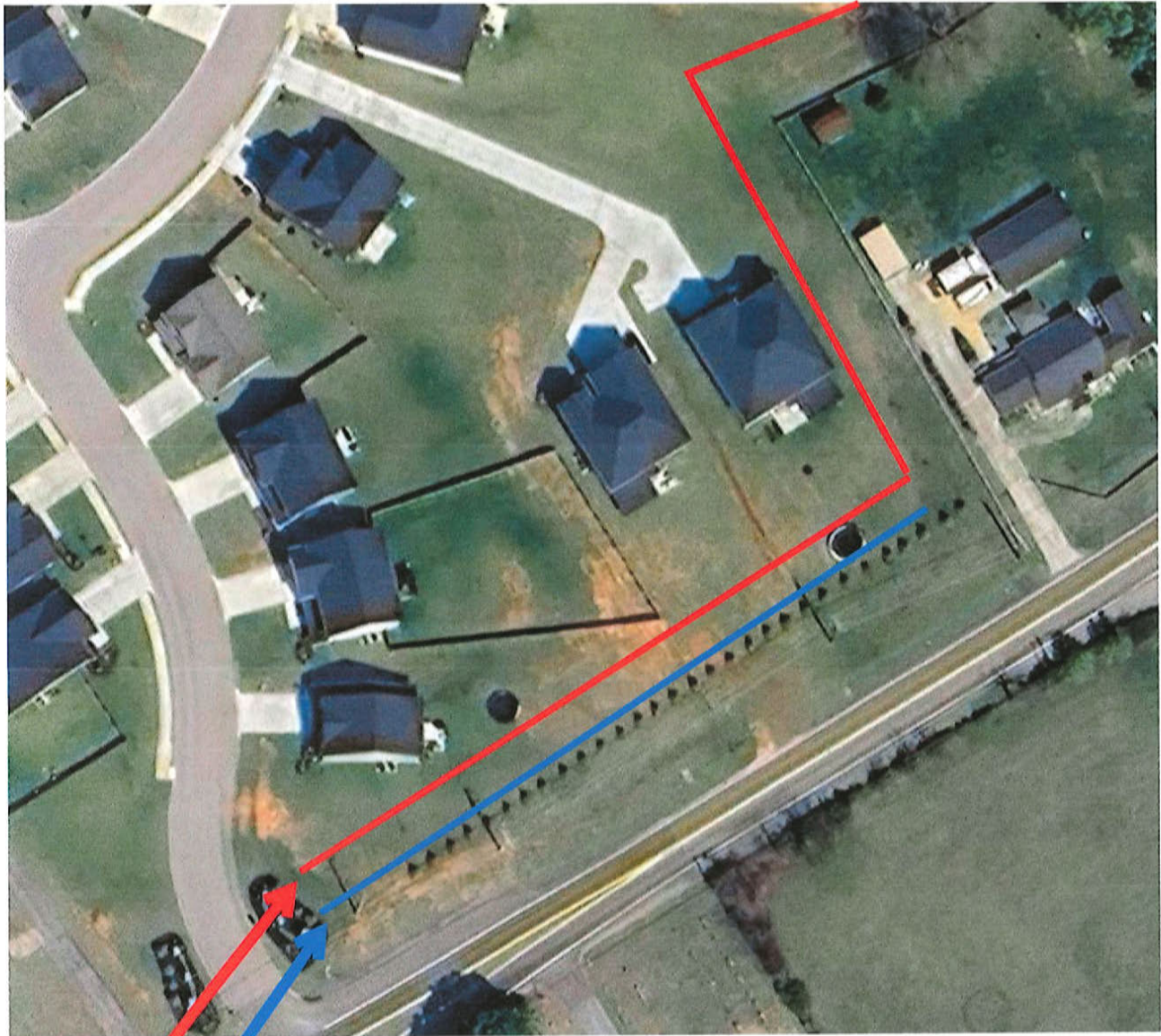
Michael Stevens

06/17/25

Applicant Signature

Applicant Name

Date



Requested variance to 20' Peripheral Setback

Existing 35' Peripheral Setback