



DEVELOPMENT PLAN REPORT

► **FILE #:** 2-D-25-DP

AGENDA ITEM #: 25

AGENDA DATE: 2/13/2025

► **APPLICANT:** MIKE WATSON

OWNER(S): Mike Watson

TAX ID NUMBER: 137 I A 025

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7610 DUPREE RD

► **LOCATION:** South side of Dupree Rd, north of Tipton Station Rd

► **APPX. SIZE OF TRACT:** 8938 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dupree Road, a local street with a 26-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

► **ZONING:** PR (Planned Residential) up to 5 du/ac

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

► **PROPOSED USE:** Peripheral setback reduction

HISTORY OF ZONING: This property is part of a residential development that has undergone several zoning cases, the most recent of which combined 2 adjacent PR zones into a single PR zone with 5 du/ac (8-G-08-RZ). A request to increase the density to 9 du/ac was denied in 2009 (5-B-09-RZ).

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

South: Single family residential, multifamily 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, agricultural/forestry/vacant land - PR (Planned Residential, up to 5 du/ac), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by single family residential uses on a mixture of suburban and rural lots.

STAFF RECOMMENDATION:

► **Approve the development plan to reduce the peripheral setback from 25 ft to 23 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 a single lot from 25 ft to 23 ft in the Planned Residential zone to allow a 10' x 16' prefabricated shed to be placed in the rear of a single family home.

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 permitted uses. 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 shed with will have a similar scale as the other residential accessory structures 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 5 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.

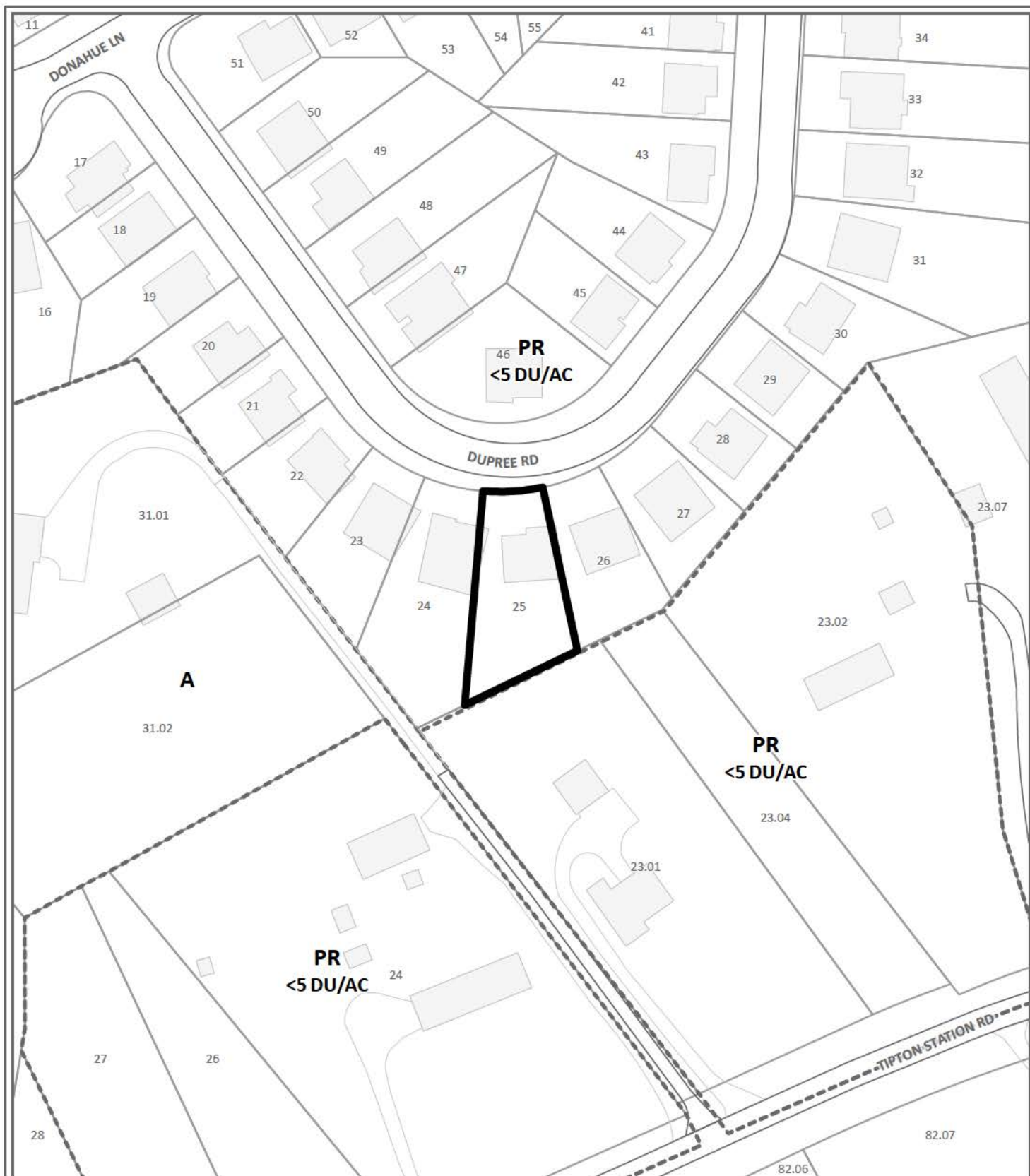
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

2-D-25-DP

Petitioner: Mike Watson



Reduce setback from 25 ft to 23 Ft. in PR (Planned Residential) up to 5 du/ac

Original Print Date: 1/3/2025

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

Map No: 137
Jurisdiction: County

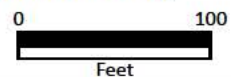
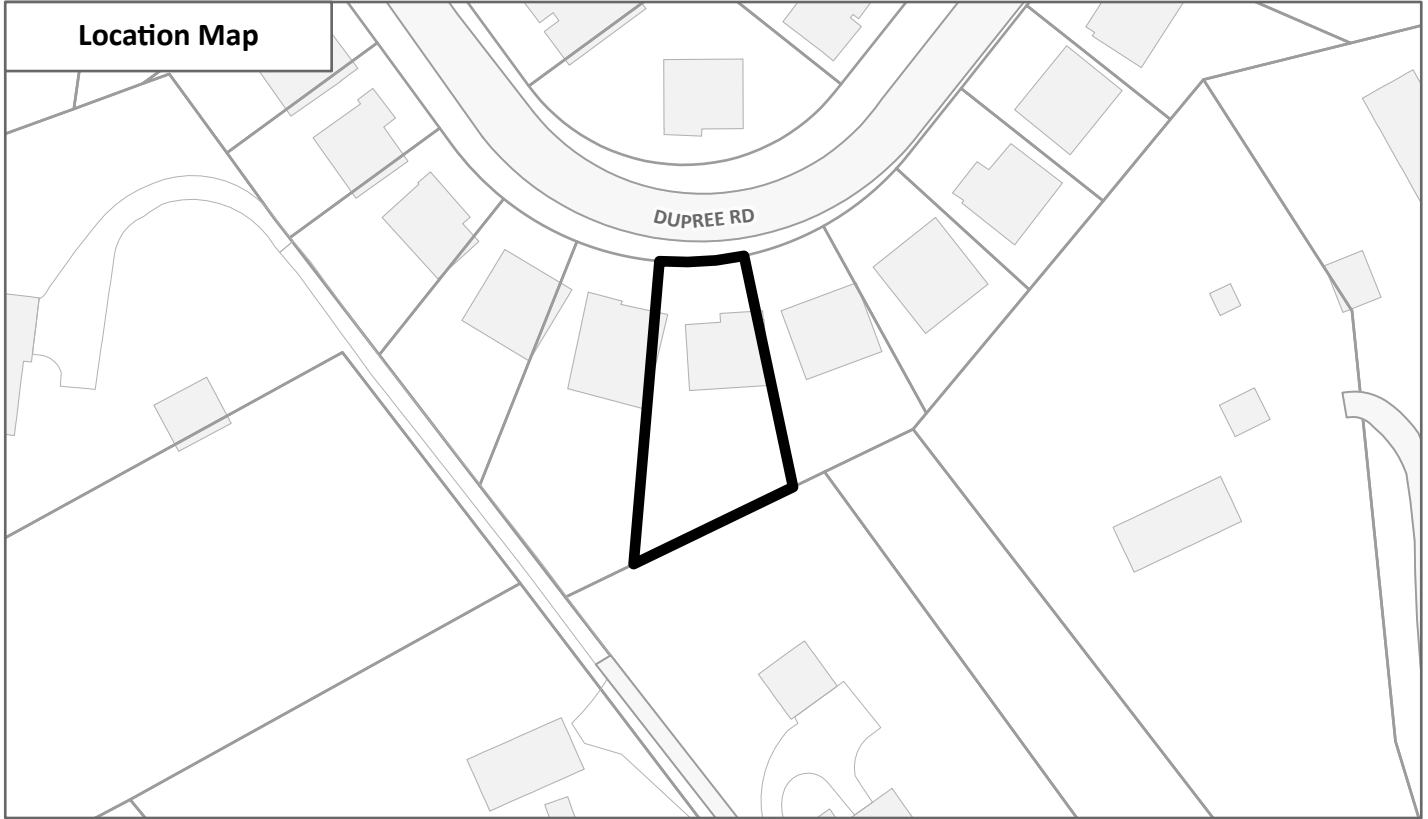


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-D-25-DP



Case boundary

0 110
Feet





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

MIKE WATSON
Applicant Name

OWNER
Affiliation

12-30-24
Date Filed

FEB. 13, 2025 1:30 PM
Meeting Date (if applicable)

File Number(s)

2-D-25-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

MIKE WATSON
Name

Company

7610 DUPREE RD.
Address

KNOXVILLE
City

TN
State

37920
ZIP

865 368-1933
Phone

Email

CURRENT PROPERTY INFO

MIKE WATSON
Property Owner Name (if different)

7610 DUPREE RD
Property Owner Address

865-368-1833
Property Owner Phone

7610 DUPREE RD
Property Address

034 137 IAD25
Parcel ID

KNOX CHAPMAN UTILITY
Sewer Provider

KNOX CHAPMAN UTILITY
Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) REDUCE SETBACK FROM 25'-0" TO 23'-0"

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)

Pending Plat File Number

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

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

[Signature]
Applicant Signature

MIKE WATSON
Print Name / Affiliation

12-30-24
Date

869 368-1933
Phone Number

WATSON4325@GMAIL.COM
Email

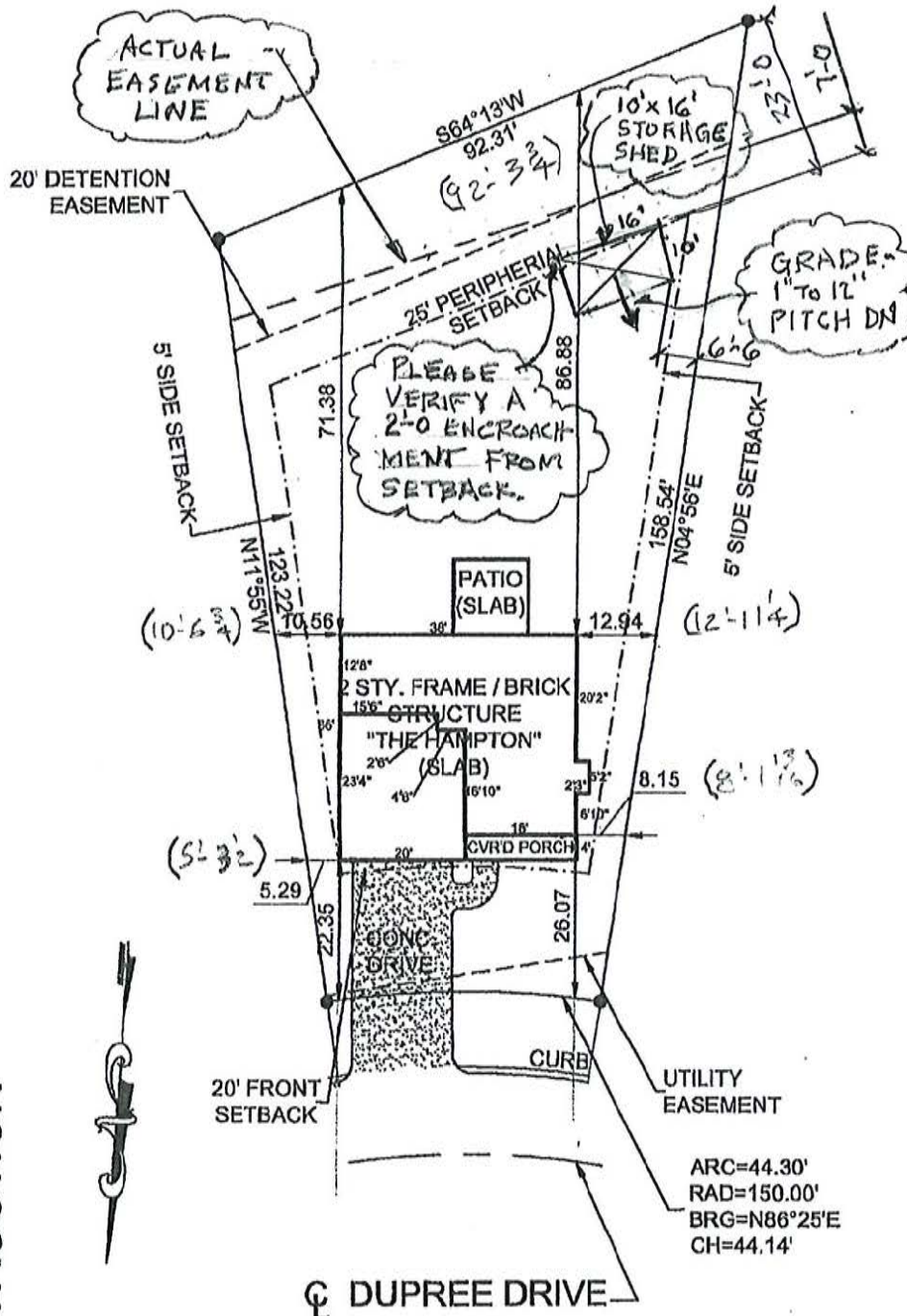
[Signature]
Property Owner Signature

MIKE WATSON
Please Print

Date Paid

2-D-25-DP
12/30/2024

FOR CONSTRUCTION



LOT 25

WELL'S CREEK SUBDIVISION
CTL MAP 137 PART OF PARCEL 031
DISTRICT 9 KNOXVILLE, TENNESSEE
FIELD NOTES:

- 1) ALL DIMENSIONS ARE TO FRAME LINE.
- 2) THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.

SITE PLAN

SCALE: 1" = 30'-0"

COPYRIGHT © 2017 SOUTH LAND DESIGNS. ALL RIGHTS RESERVED.

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING TO OBTAIN ACCURATE INFORMATION FROM THE CLIENT, THE CONTRACTOR AND / OR SURVEYOR. THE DESIGNER SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION BEGINS.

4909 BALL ROAD
KNOXVILLE, TN 37931
PHONE: (615) 594-8592



REV. NO. REVISION / DATE

1 ISSUED FOR REVIEW 3/1/16

2 ISSUED FOR CONSTRUCTION 3/1/16

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

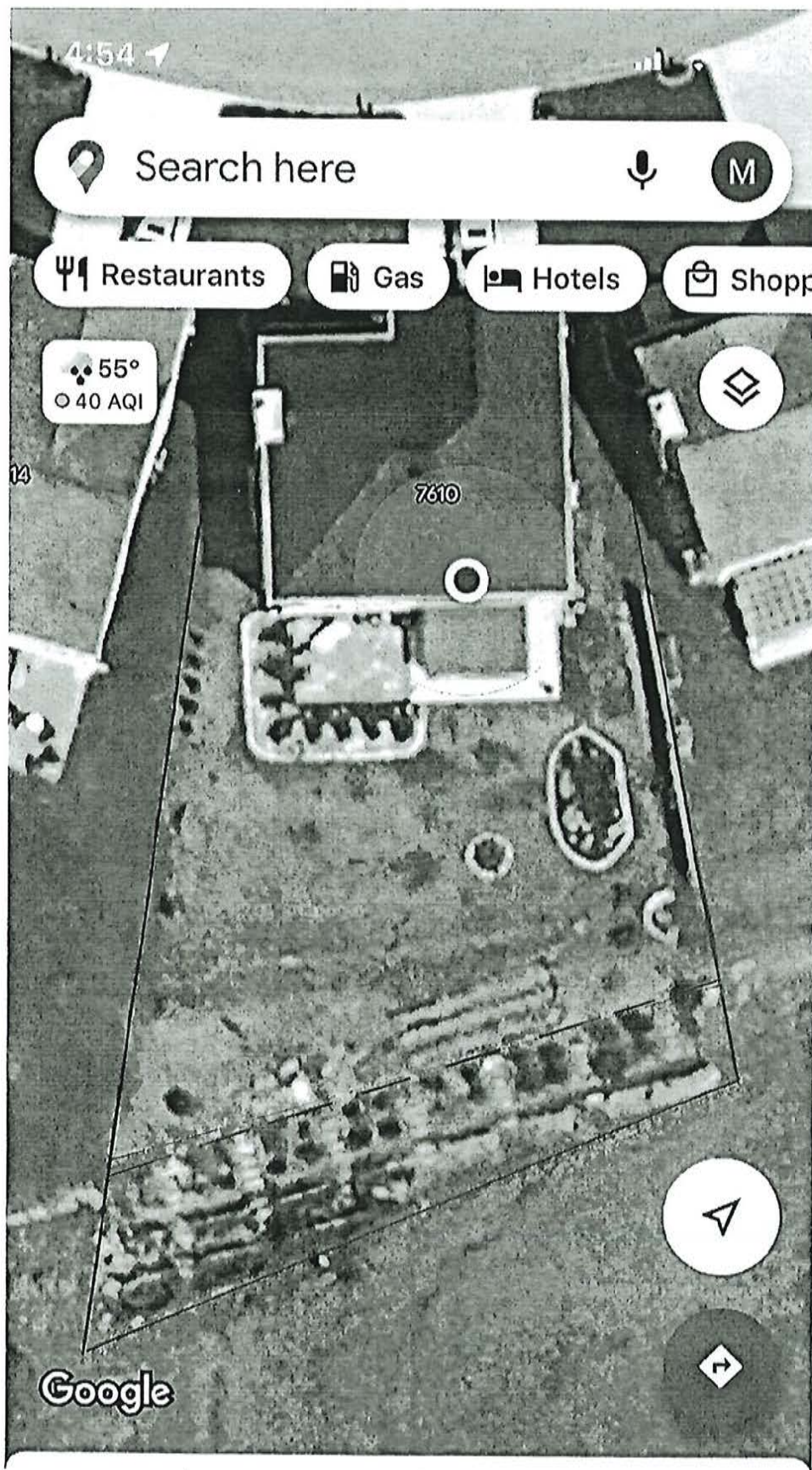
27

28

29

30

C1.0
CONSTRUCTION



2-D-25-DP
12/30/2024

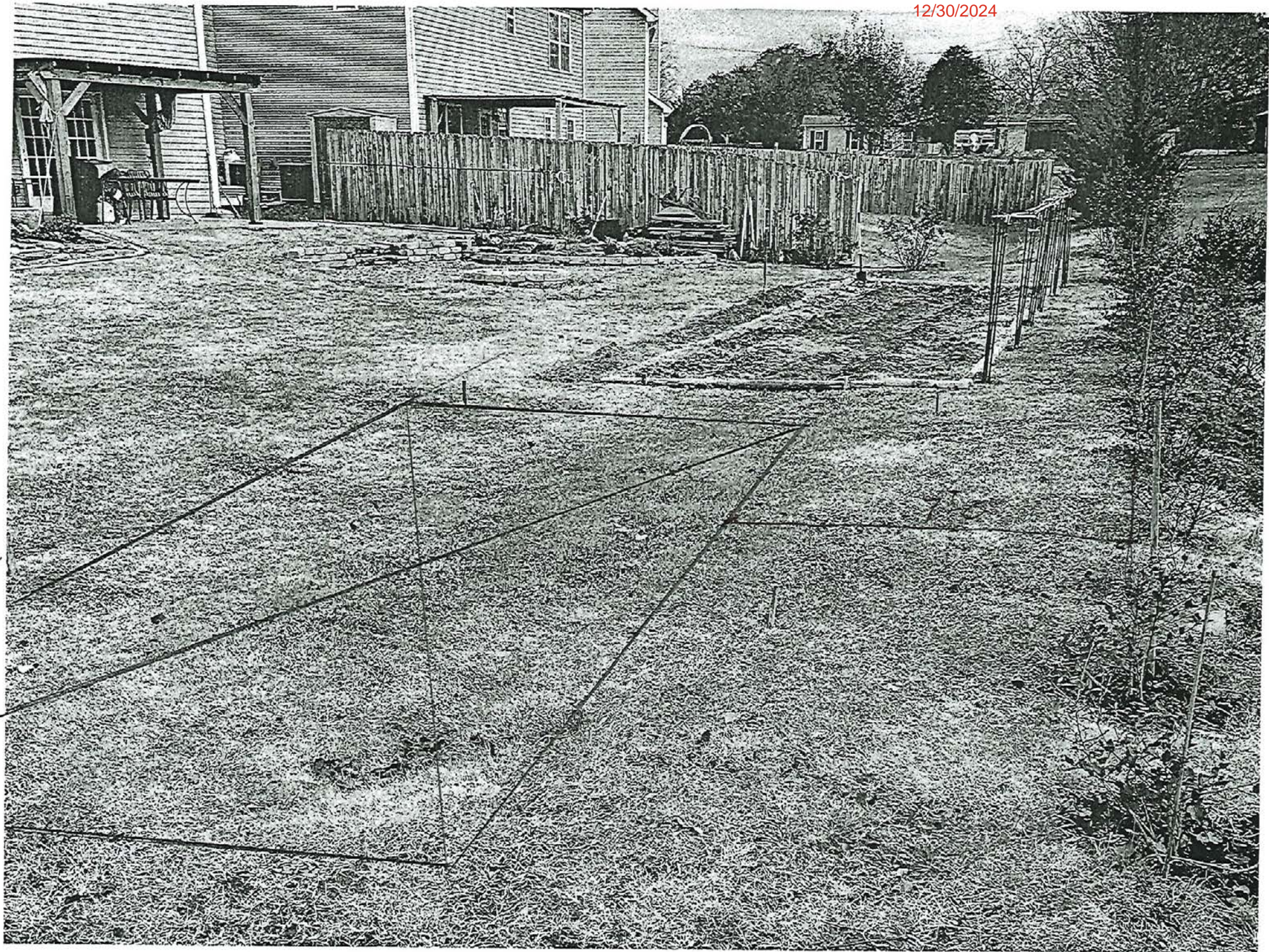
Latest in Knoxville


Explore


You


Contribute

2-D-25-DP
12/30/2024



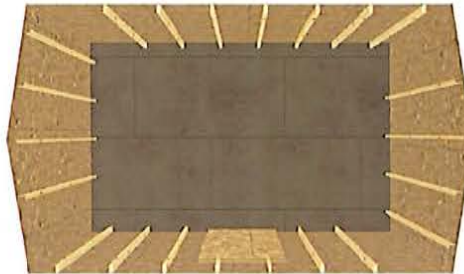


2-D-25-DP
12/30/2024

Mike Watson
7610 Dupree Rd
Knoxville TN 37920
Q-2949435



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

TR-800 - 10' wide by 16' long

Door

4' x 6'7" Single Shed Door, Left Hinge Placement

Paint Selection

Base: Ghost Writer, Trim: Delicate White

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes, Engineering fees still apply

Who is pulling the permit?

Customer

Optional Details

Windows

2 3'x2' Insulated Horizontal Sliding Window

Roof

16 Lin Ft Ridge Vent

Floor and Foundation

160 Sq Ft 3/4" Treated Floor Decking Upgrade

4 Ea Shed Anchor into Dirt - Auger or MR88

Vents

4 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Customer Signature: _____ Date: _____



Public Notice and Community Engagement

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.

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).

Acknowledgement

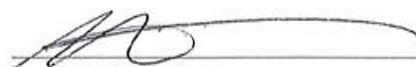
By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

^{1/31/2025}
~~1/15/2025~~ 2/14/2025
Date to be Posted Date to be Removed

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

☒ Yes ☐ No

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


Applicant Signature

MIKE WATSON
Applicant Name

12-30-24
Date

2-D-25-DP

FILE NUMBER