



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-H-25-DP

AGENDA ITEM #: 53

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** JESSE & BEVERLY YOUNG

OWNER(S): Jesse & Beverly Young

TAX ID NUMBER: 130 16312

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11434 SNYDER RD

▶ **LOCATION:** South side of Snyder Road, west of Carrollwood Road

▶ **APPX. SIZE OF TRACT:** 1.99 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Snyder Road, a minor collector road with 19-ft of pavement width within a right-of-way width that varies from 64 ft to 72 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

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

▶ **PROPOSED USE:** 4-lot detached residential subdivision

DENSITY PROPOSED: 2.01 du/ac

HISTORY OF ZONING: In 2024, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-C-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural), RA (Low Density Residential)

South: Single family residential - A (Agricultural)

East: Single family residential, agriculture/forestry/vacant land - (A) Agricultural, PR(k) (Planned Residential) up to 51 lots

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The surrounding area primarily features single-family residential subdivisions, and there are office and commercial uses to the southeast near the Lovell Road and I-40/I-75 interchange. The Knoxville Christian School is approximately 0.25 miles southwest of the subject property, and there is a landfill approximately 0.5 miles to the northeast.

STAFF RECOMMENDATION:

▶ **Approve the development plan for 4 detached houses on individual lots in the PR (Planned Residential) zone, and a peripheral setback reduction from 35 ft to 15 ft along the western boundary of lot 1 and along the rear boundaries of lots 1-4, as shown on the site plan, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Ensuring connection to sanitary sewer and meeting any other relevant utility provider requirements.
4. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
5. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

COMMENTS:

The applicant proposes to subdivide this 1.99-acre lot property into 4 lots to be served by an access easement. The lots are clustered in the southern half of the property, conserving the front part of the site as open space. The existing house will remain on the property while the existing barn will be removed.

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 detached dwellings 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 proposed density of 2.01 du/ac is consistent with the approved density of 3 du/ac (3-D-07-RZ).
- C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential or agricultural zones. Staff recommends approval of the requested reduction because this will enable moderate buildable lot areas and a greater preservation of open spaces in a manner that is consistent with the Comprehensive Plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed detached houses would be compatible with other single-family residences in the area.

3) FUTURE LAND USE MAP

- A. The property is classified as the RC (Rural Conservation) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the RC place type. The place type specifies a building height maximum of 2 stories with setbacks that can vary. The proposed single family houses shall meet all applicable requirements of the PR zone, as mentioned in condition 1.
- B. The place type requires preservation of 50% or more of open space. The calculation on the site plan indicates that 50% of the site will be left undisturbed as open space. The proposal is consistent with the RC (Rural Conservation) place type's intent to preserve open spaces by clustering development and minimizing land disturbance.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to 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: 52 (average daily vehicle trips)

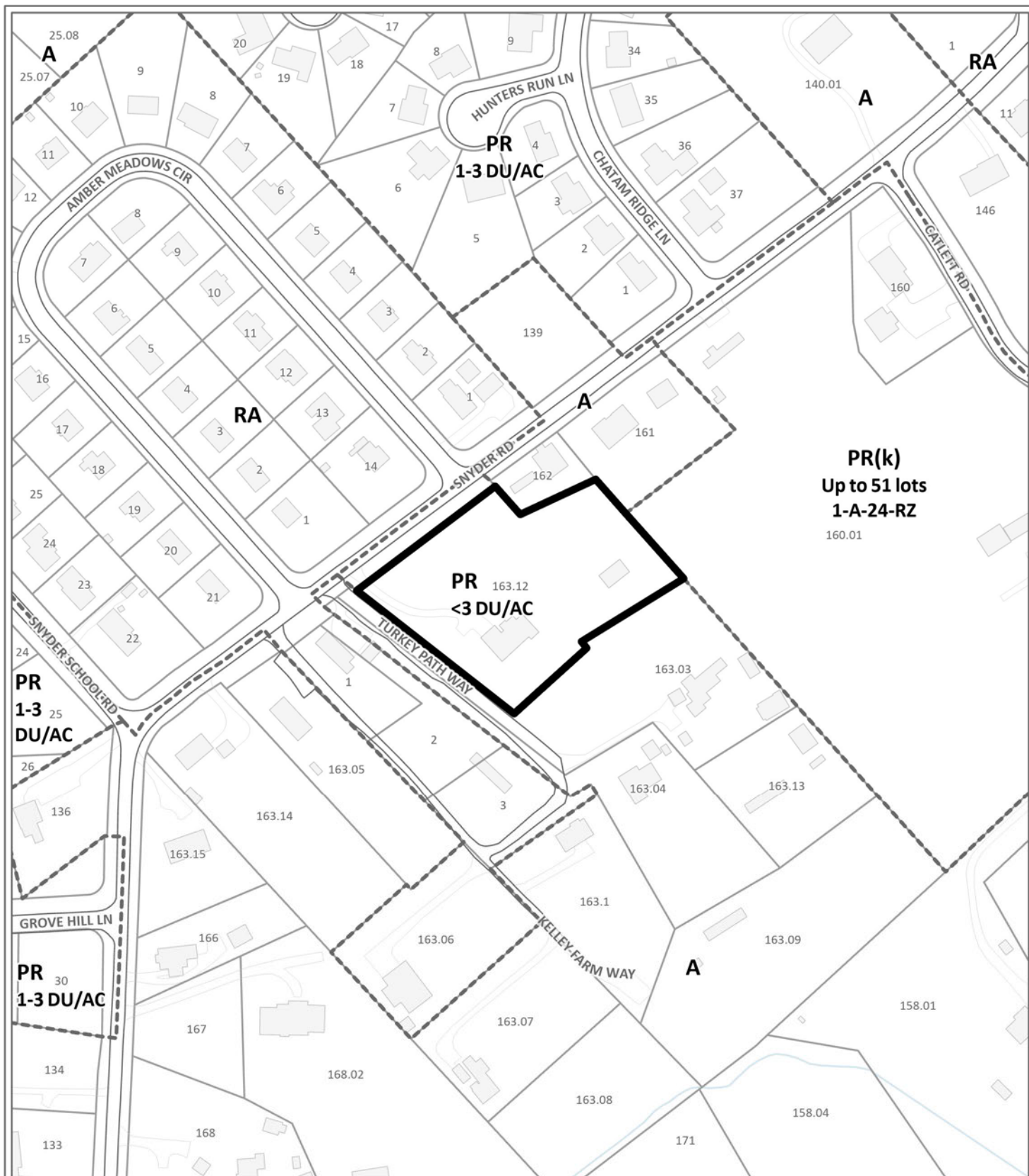
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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

3-H-25-DP

Petitioner: Jesse & Beverly Young



4-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac

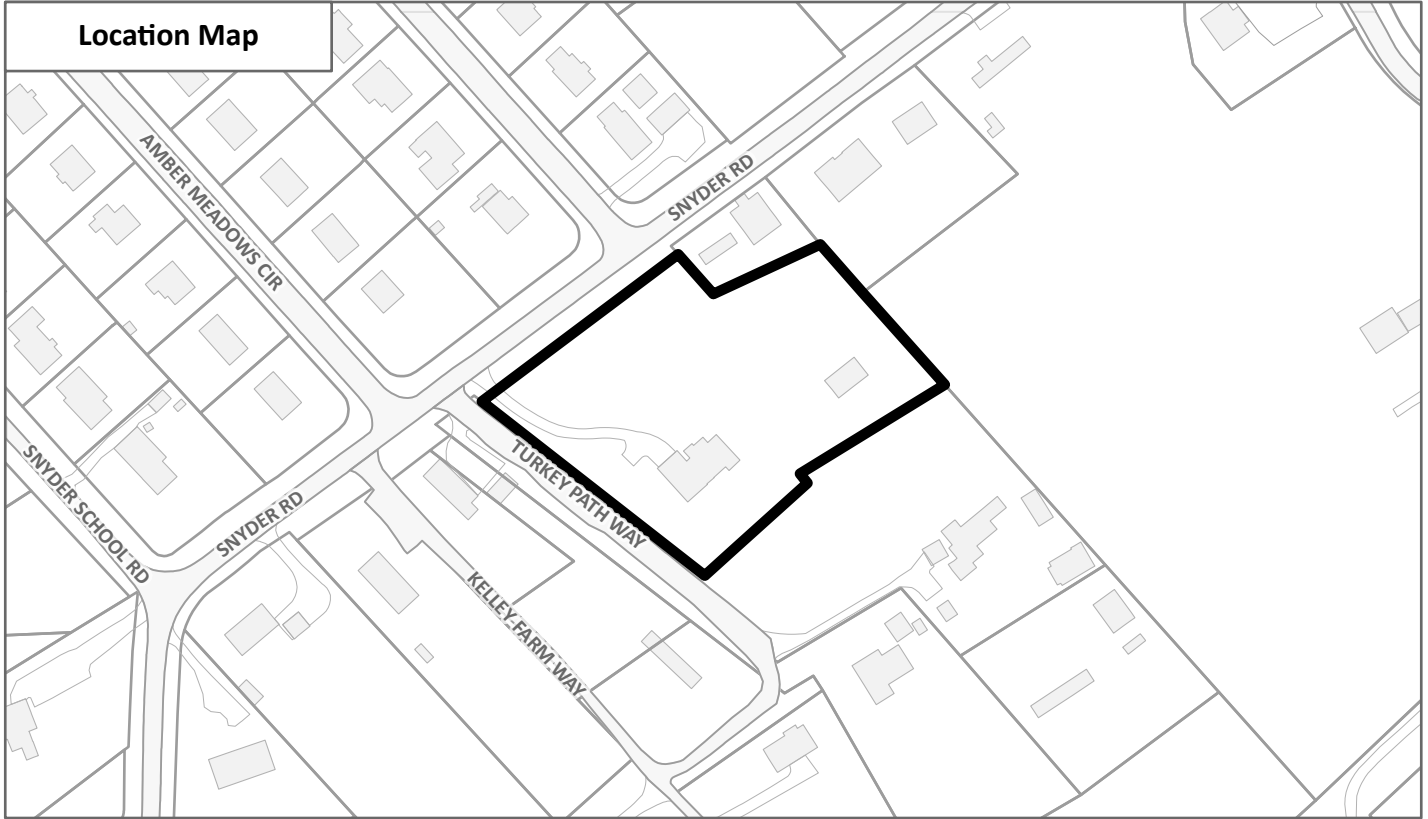
Map No: 130
Jurisdiction: County

Original Print Date: 2/4/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

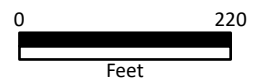


CONTEXTUAL MAPS 1

3-H-25-DP



Case boundary





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

Jesse & Beverly Young

Owner

Applicant Name

Affiliation

01/20/2025

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

Ryan Estabrooks

SITE, Incorporated

Name

Company

10215 Technology Dr., Suite 304

Knoxville

TN

37932

Address

City

State

ZIP

865-777-4167

Phone

Email

CURRENT PROPERTY INFO

Jesse & Beverly Young

11434 Snyder Rd, 37932

561-573-7012

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11434 Snyder Road

130 16312

Property Address

Parcel ID

FUD

FUD

No

Sewer Provider

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

Related City Permit Number(s)

Home Occupation (specify) Divide land into 4 single family home lots

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 _____ Proposed Zoning

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

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.

Jesse L Young
Applicant Signature

Jesse L Young
Print Name / Affiliation

1-27-25
Date

214-500-0900
Phone Number

[REDACTED]
Email

Jesse L Young
Property Owner Signature

Jesse L Young
Please Print

Date Paid

