



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 4-H-26-DP

AGENDA ITEM #: 52

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** STEVE WEBB
OWNER(S): MOHAN MADHAN

TAX ID NUMBER: 145 P L 019 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 9133 HAILES ABBEY LN

▶ **LOCATION:** **North side of Hailes Abbey Ln, at the northern terminus of Siant Anselm Ln**

▶ **APPX. SIZE OF TRACT:** **13500 square feet**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hailes Abbey Lane, a local street with a pavement width of 26 ft within a right-of-way which varies between 40 ft and 45 ft.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

▶ **ZONING:** **PR (Planned Residential) up to 3 DU/AC**

PLACE TYPE: SR (Suburban Residential)

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

▶ **PROPOSED USE:** **Rear setback reduction from 20 ft to 14 ft**

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in 1994 (1-S-94-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac
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: The subject property is in a subdivision comprised of single family dwellings on small suburban-style lots.

STAFF RECOMMENDATION:

▶ **Approve the development plan to reduce the rear setback from 20 ft to 14 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 noted conditions, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

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 3 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 determine the minimum rear setback for development, but may not require a setback greater than 35 ft. The proposed 14-ft setback is consistent with the requirements of the PR zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated as the SR (Suburban Residential) place type, which recommends a housing mix of predominantly single-family subdivisions with lots smaller than one acre. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the SR place type.

B. The SR place type allows consideration of the PR zone with densities of up to 12 du/ac. The proposed development plan does not change the density of the subdivision, 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. The proposed rear setback reduction is compatible with the development pattern of the neighborhood.

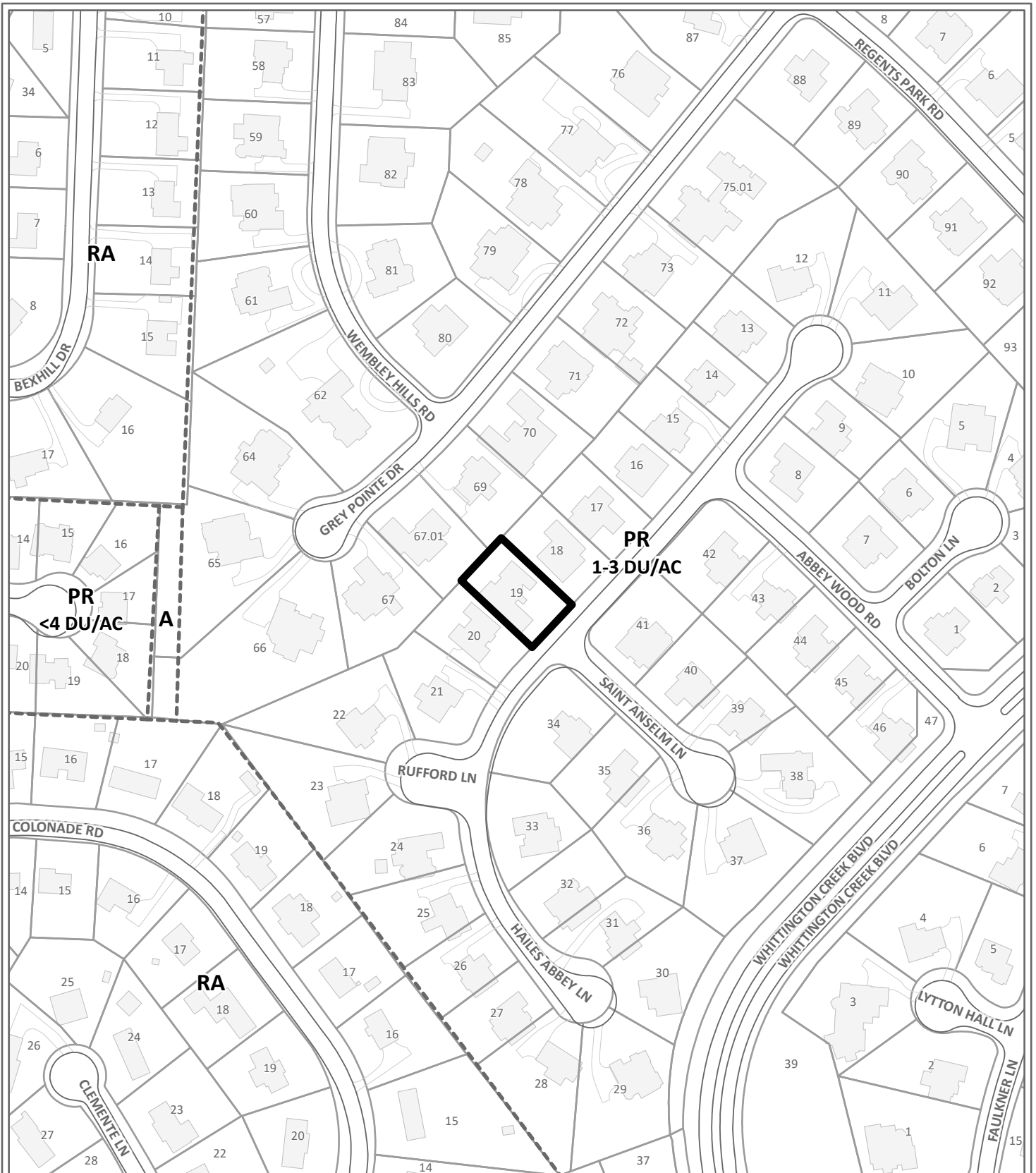
4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

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 aligns 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

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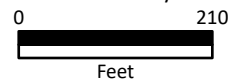
Petitioner: Steve Webb



Rear setback reduction in PR (Planned Residential) up to 3 DU/AC

Map No: 145

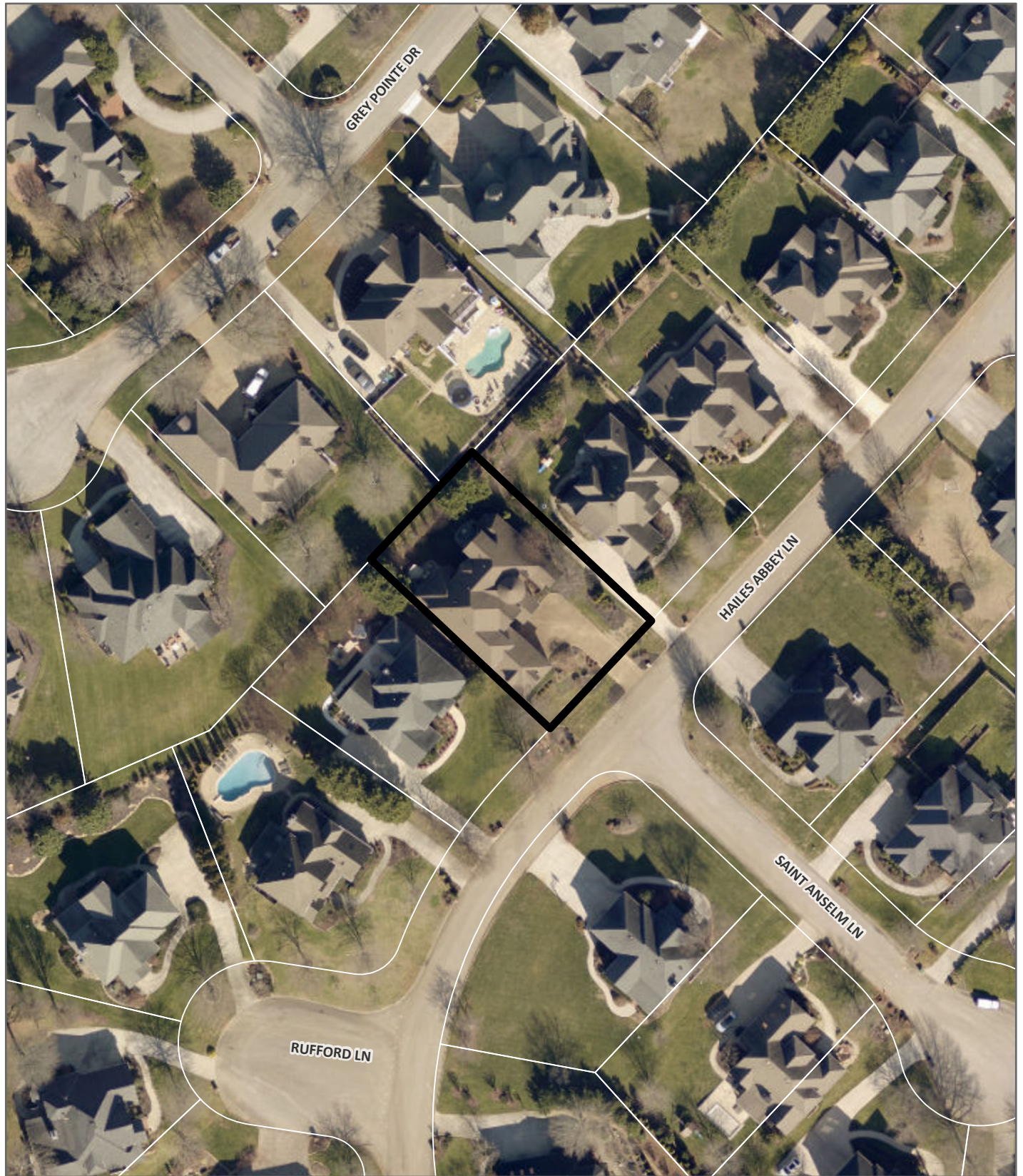
Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



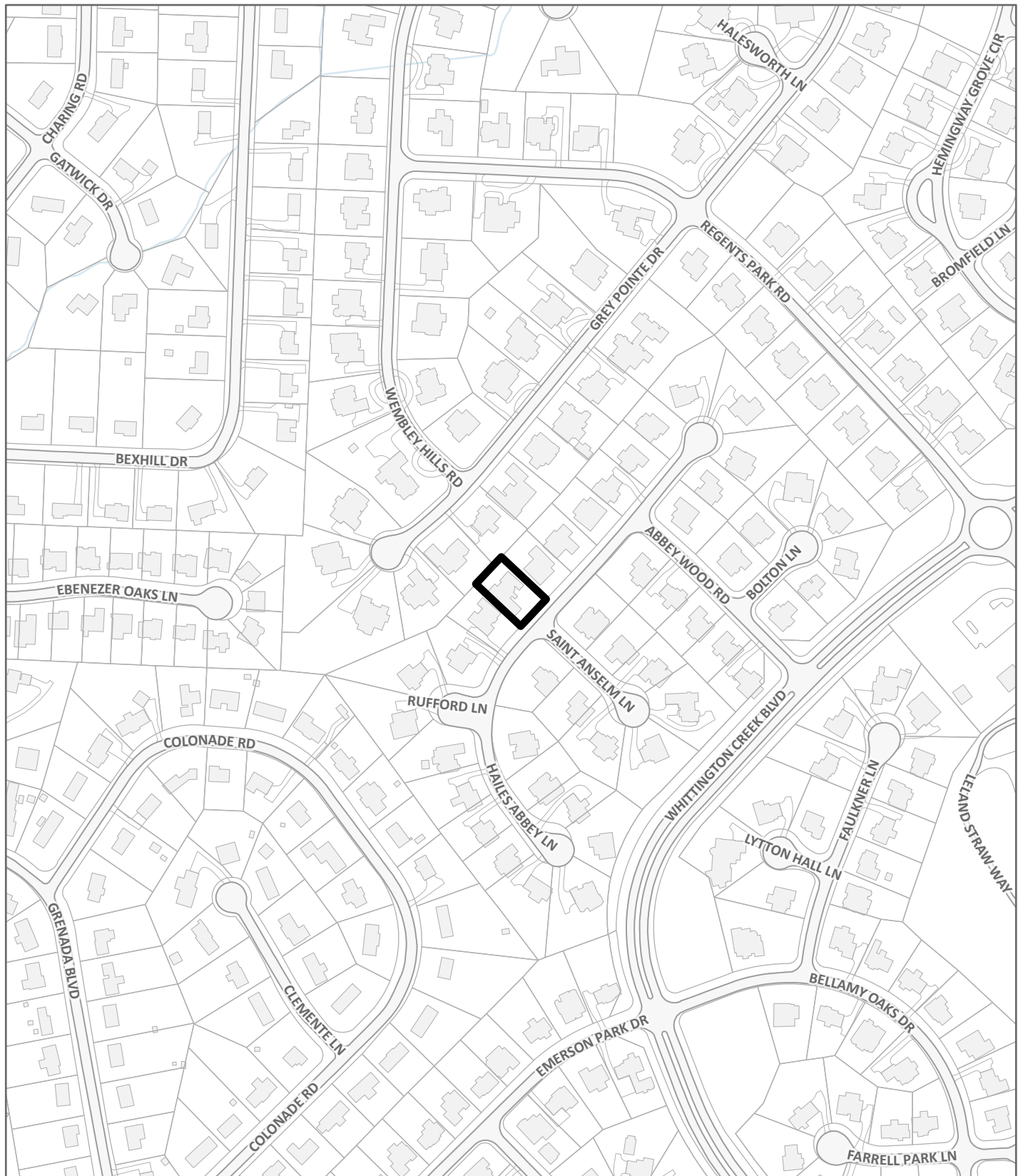
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

4-H-26-DP



Case boundary





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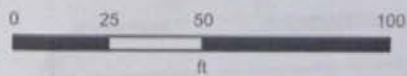
Mohan Map

4-H-26-DP

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/19/2026 at 10:52:10 AM



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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). The contact information you provide in your application may be used for that purpose. 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.

03/28/2026

04/10 2026

~~12/15/2025~~

~~01/05/2025~~

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

Steve Lelake

Applicant Signature

Stacy Webb

Applicant Name

11/25/2025

Date