



DEVELOPMENT PLAN REPORT

► **FILE #:** 1-C-26-DP

AGENDA ITEM #:

AGENDA DATE: 1/8/2026

► **APPLICANT:** DARLENE PARRISH

OWNER(S): Darlene Parrish

TAX ID NUMBER: 133 J E 009

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8224 ELM HILL CIR

► **LOCATION:** East Side of Elm Hill Cir, west of Wallace Rd

► **APPX. SIZE OF TRACT:** 9871 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Elm Hill Circle, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way

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:** Reduction of the front setback to 20 ft and the side setbacks to 5 ft.

HISTORY OF ZONING: In 1989 the property was part of a rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (2-E-89-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 within a single family subdivision in a predominantly residential area. There are small multifamily developments to the southeast.

STAFF RECOMMENDATION:

► **Approve the development plan for a front setback reduction from 25 ft to 20 ft and side setback reduction from 7.5 ft to 5 ft in the PR zone, subject to 3 conditions.**

1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) 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 district and the criteria for approval of a development plan.

COMMENTS:

In 1990, a concept plan for 85 single family homes on individual lots was approved (3-SD-90-C/3-G-90-UR). The PR zone requires setbacks to be determined by the Planning Commission and subsequently listed on the plat. This plan requests reducing the previously approved side setbacks from 7.5 ft to 5 ft and the front setback from 25 ft to 20 ft for one vacant house lot.

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 Planning Commission determines setbacks in the PR zone. This development plan requests reducing the side yard setbacks from 7.5 ft to 5 ft and front yard setback from 25 ft to 20 ft. This is in line with the default side setbacks which are 5 ft, and the default front setback which is 20 ft.

B. The single family use is in conformance with the zoning and has been previously approved (3-SD-90-C/3-G-90-UR).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - In the PR zone, the default minimum side setback is 5 ft, and the front setback is 20 ft for situations when there is no building setbacks specified on approved development plans and when not controlled by a periphery boundary setback. The previously approved 7.5-ft and 25-ft setbacks are very similar to the 5-ft and the 20-ft setback default minimum setbacks.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential). The SR place type recommends single-family as a primary use with lots smaller than one acre. The plan shows one single-family lot on 0.23 acres. The proposed single family house is similar to the single family houses in the neighborhood.

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. This development is in alignment with these goals.

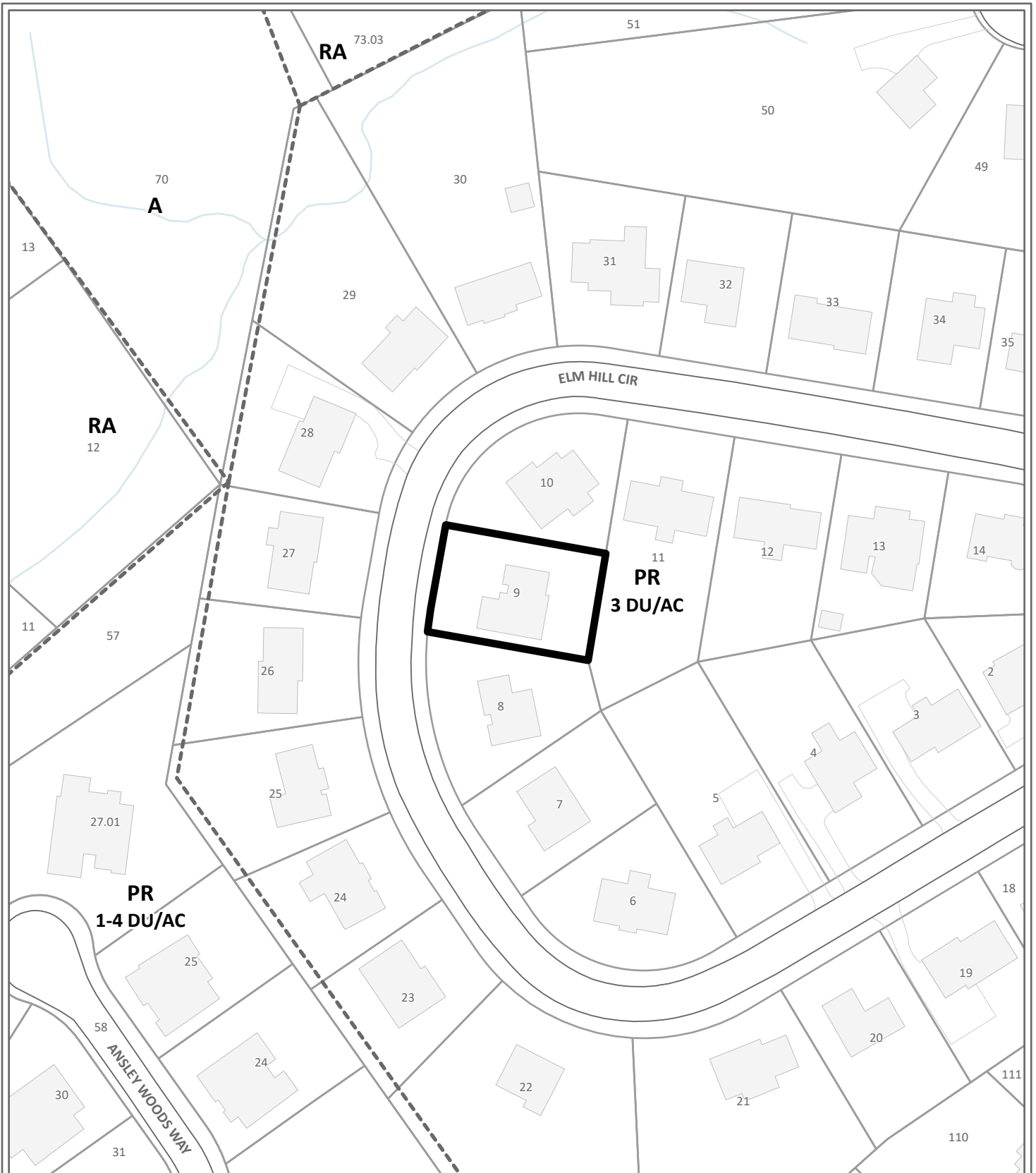
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West 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 request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

1-C-26-DP



Reduce front and side setbacks from previous development plan 3-SD-90-C/3-G-90-UR. in PR (Planned Residential), 3 DU/AC

Original Print Date: 12/2/2025

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

Petitioner: Darlene Parrish

Map No: 133

Jurisdiction: County

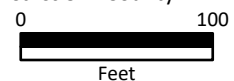
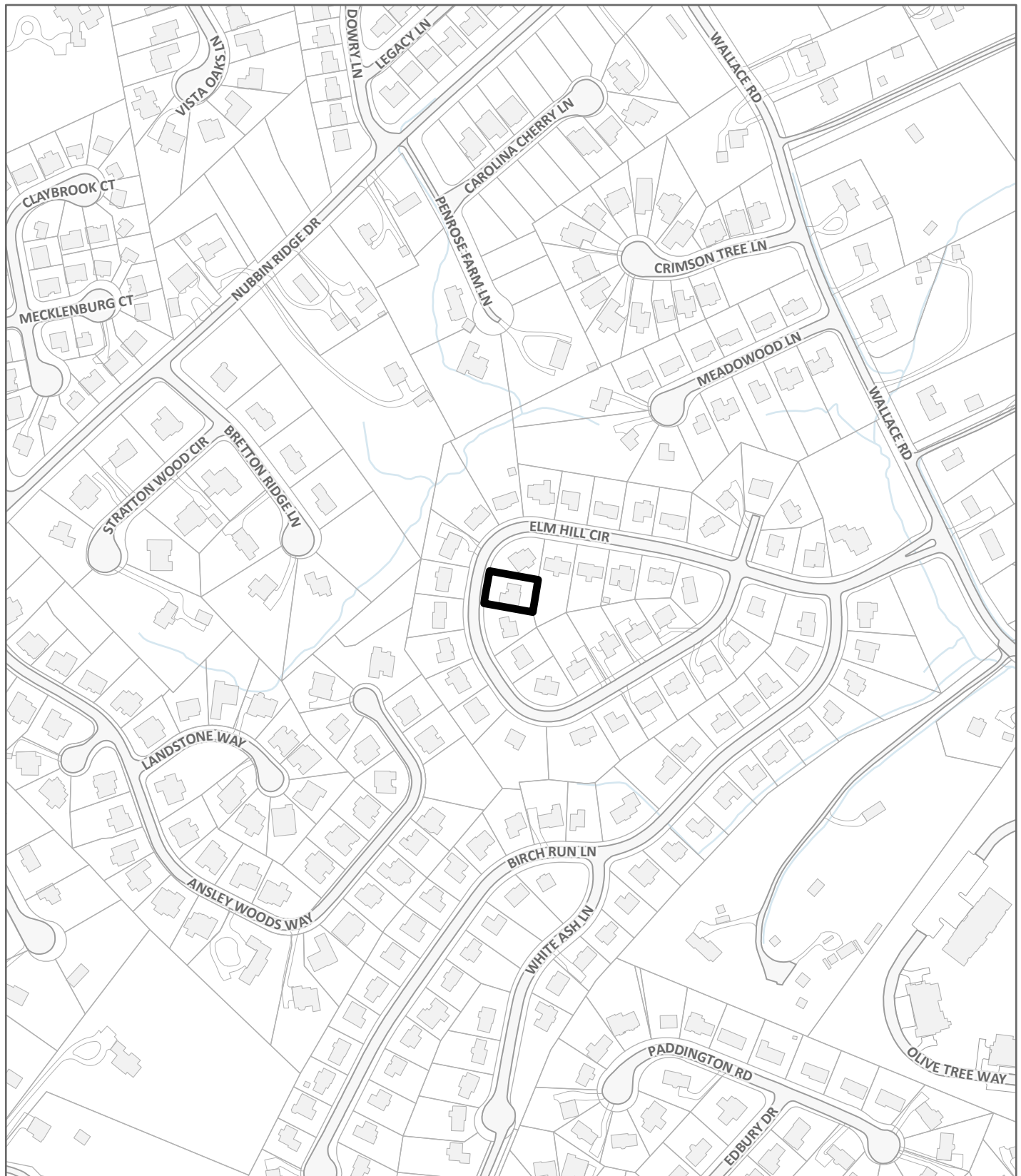


Exhibit A. Contextual Images



LOCATION MAP

1-C-26-DP



Case boundary

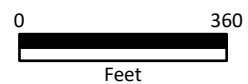


Exhibit A. Contextual Images

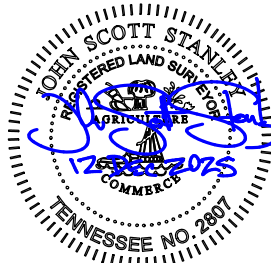


AERIAL MAP

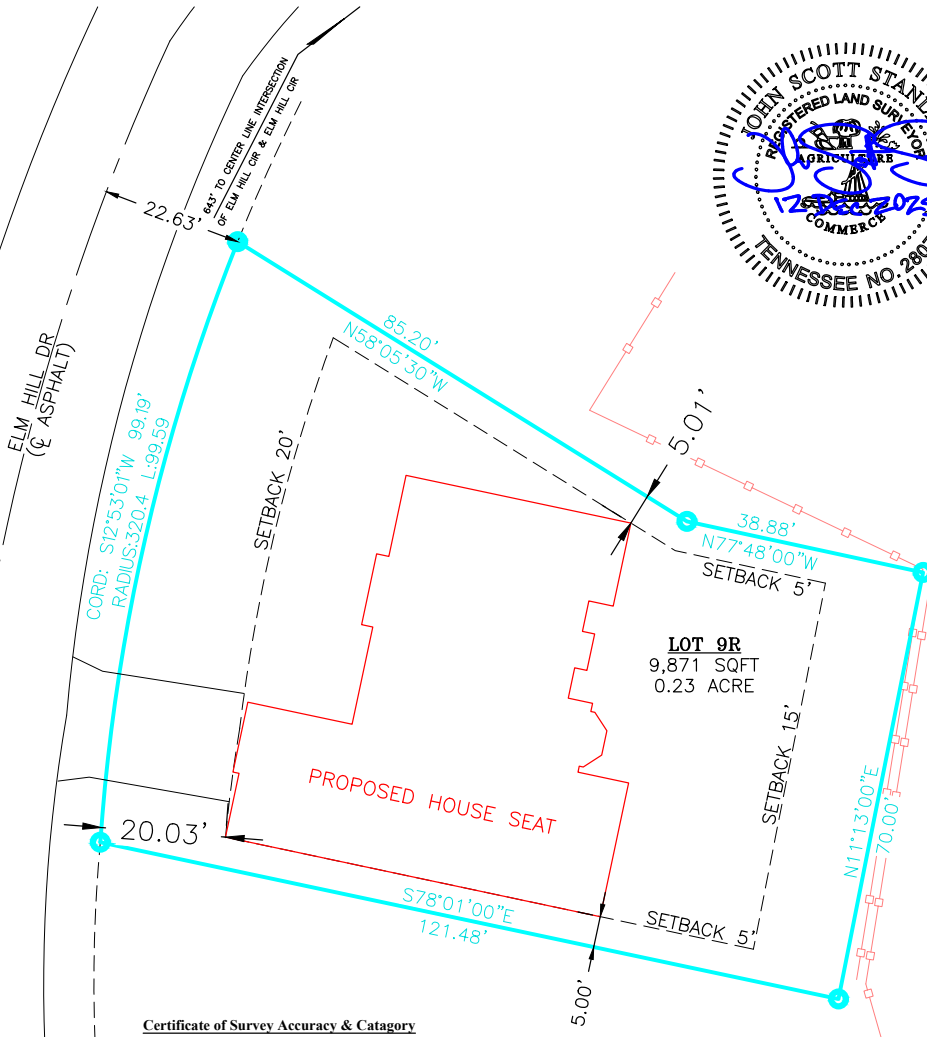


Case boundary





NORTH IS BASED ON BEARINGS
TENNESSEE STATE GRID



Certificate of Survey Accuracy & Catagory

I hereby certify that this is a Class IV as defined in Title 62, Chapter 18, Tennessee Code Annotated.

Registered Land Surveyor

John Scott Stanley
12 DEC 2025

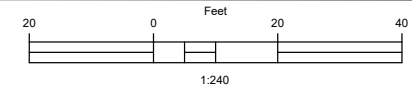
Tennessee License No. 2807 Date:

● MONUMENTS (FOUND)	— BOUNDARY LINE
○ MONUMENTS (SET)	- - - OLD LOT LINE
○ UTILITY POLE	- - - CENTER LINE ROAD
⊙ TREE	- - - ADJOINING LOT LINES
□ BUILDING	- - - CHAIN LINK FENCE
	- - - WOODEN FENCE
	- - - BARBED WIRE FENCE

SITE PLAN of
8224 ELM HILL CIRCLE
KNOXVILLE, TENNESSEE 37932
1ST CIVIL DISTRICT of KNOX COUNTY
MAP PARCEL 133JE009
24 NOVEMBER 2025

SCALE 1"=20'

FILE #1-C-26-DP



Notes:

1. Deed Instrument: 20250819-0010387
2. Plat Instrument: 20250418-0086402
3. Zoned R1- PR 3 DU/AC
4. Setback: Front-20', Side & Rear - 5'
5. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.(and should be considered retracement survey)
6. All set pins consist of 1/2" rebar.

CLIENT

Barbrara Darlene Parrish
8224 Elm Hill Circle
Knoxville, TN 37919
(865) 310-4982

LAND SURVEYOR

John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

FILE NAME:

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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.

12/26/2025

01/09/2026

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

Darlene Parrish

Applicant Name

11/24/2025

Date