



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-B-26-DP

AGENDA ITEM #: 34

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** RILEY GAINES LYONS
OWNER(S): Sheila Proffittcrum & Daniel Crum

TAX ID NUMBER: 90 A C 008, 009 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3324 BARBURY LN (3328 BARBURY LN)

▶ **LOCATION:** Northeast side of Barbury Ln, west side of Orkney Cir

▶ **APPX. SIZE OF TRACT:** 20553 square feet

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Barbury Lane, an unstriped local street with 26 ft of pavement width within a 50-ft right-of-way. Access is also via Orkney Circle, an unstriped local street with 26 ft of pavement width 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)
PLACE TYPE: RL (Rural Living), HP (Hillside Ridgetop Protection)
▶ **EXISTING LAND USE:** Single Family Residential
▶ **PROPOSED USE:** Creation of a new lot for a single family dwelling

HISTORY OF ZONING: In 1974 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) (10-E-74).

SURROUNDING LAND USE AND ZONING:
North: Single family residential - PR (Planned Residential)
South: Single family residential, multifamily residential - PR (Planned Residential)
East: Single family residential - PR (Planned Residential)
West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The subject property is near the eastern edge of a single family subdivision accessed from Oak Ridge Highway to the south. There is a large mobile home park to the west of the subdivision and forested, undeveloped slopes to its east.

STAFF RECOMMENDATION:

▶ **Deny the development plan for a new lot for a single-family dwelling because the lot configuration is not consistent with the surrounding development.**

COMMENTS:

This request is to subdivide two parcels in the Wexford Downs subdivision, comprising 21,161 sq ft, to create one additional lot to the rear of the existing parcels. These parcels were platted in 1978 as part of Unit 2 of the subdivision.

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):

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 PR zone of the Wexford Downs subdivision was approved in 1974 with no maximum density restriction (10-E-74). At that time, if no density was approved during a rezoning, the Planning Commission would later approve a density based on associated use-on-review applications, typically in accordance with a master plan for the entire development. The subject subdivision was developed in 5 phases, and Unit 2 appears to be approved with an approximate density of 2.6 du/ac, according to the 1978 final plat. The final plat included 36 house lots, and one of the lots was eliminated in 1985 via the final plat of Unit 5 to create a new right-of-way. Approval of this request will be consistent with the number of lots of the originally approved final plat from 1978.

C. The subdivision is built at an approximate density of 2.503 du/ac, comprising 188 lots designated for single-family residences and 3 lots allocated for duplexes within the 77.49-acre PR zone. Approval of this request would increase the density to 2.516 du/ac.

D. The proposed site plan meets the applicable setback requirements for the existing houses.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The properties are classified as the RL (Rural Living) place type and are in the HP (Hillside Protection) area. The RL place type is intended for single-family residential developments in a rural setting and allows consideration of the PR zone with a maximum density of 2 du/ac. The proposed increase in density will not be consistent with the Knox County Comprehensive Plan. However, the proposed subdivision would be consistent with the land use classification effective at the time these parcels were first platted.

B. The Knoxville-Knox County General Plan 1990 (adopted in 1970) was in effect when the property was rezoned, which designated the general vicinity as Suburban Low Density Residential land use classification and recommended a maximum density of 2 du/ac. Before Unit 2 of the subject subdivision was constructed, the Karns/Byington Small Area Study (1977) reclassified this area as Low Density Residential with a maximum density consideration of 5 du/ac.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Although a detached house would be compatible with other single-family residences in the Wexford Downs subdivision, the proposed lot configuration is inconsistent with the surrounding development. The proposal would reduce the area of the subject parcels to approximately 6000-6500 sq ft and reduce the rear yard of the western parcel from 65 ft to 15 ft, while the subdivision generally has larger lots with deeper rear yards. For example, among the 35 lots in Unit 2, the average lot size is 14,440 sq ft and the average rear setback is approximately 67 ft. The subdivision includes several cul-de-sac lots interspersed among regular, rectangular-shaped lots, with lot widths ranging from 70 ft to approximately 125 ft. The 50-ft width of the new lot is inconsistent with other lots and could result in a new building that is too close to the adjacent one-story house, which is located only 5 ft from the existing rear lot lines of the subject parcels.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area boundary. Residential development in Rural Areas shall be limited to 2 du/ac in accordance with the Growth Policy Plan, in areas where utilities and infrastructure are currently available or can be expanded. Although the existing density and the proposed growth are not consistent with the Growth Policy Plan, the plan stipulates that it shall not impair the rights of a landowner to lawfully use property in accordance with the provisions of the zoning ordinance. Since there is no maximum density associated with the PR zone, the Planning Commission has the authority to approve the development plan if it finds the proposed plan in harmony with the general purpose and intent of the zoning ordinance and other adopted plans.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

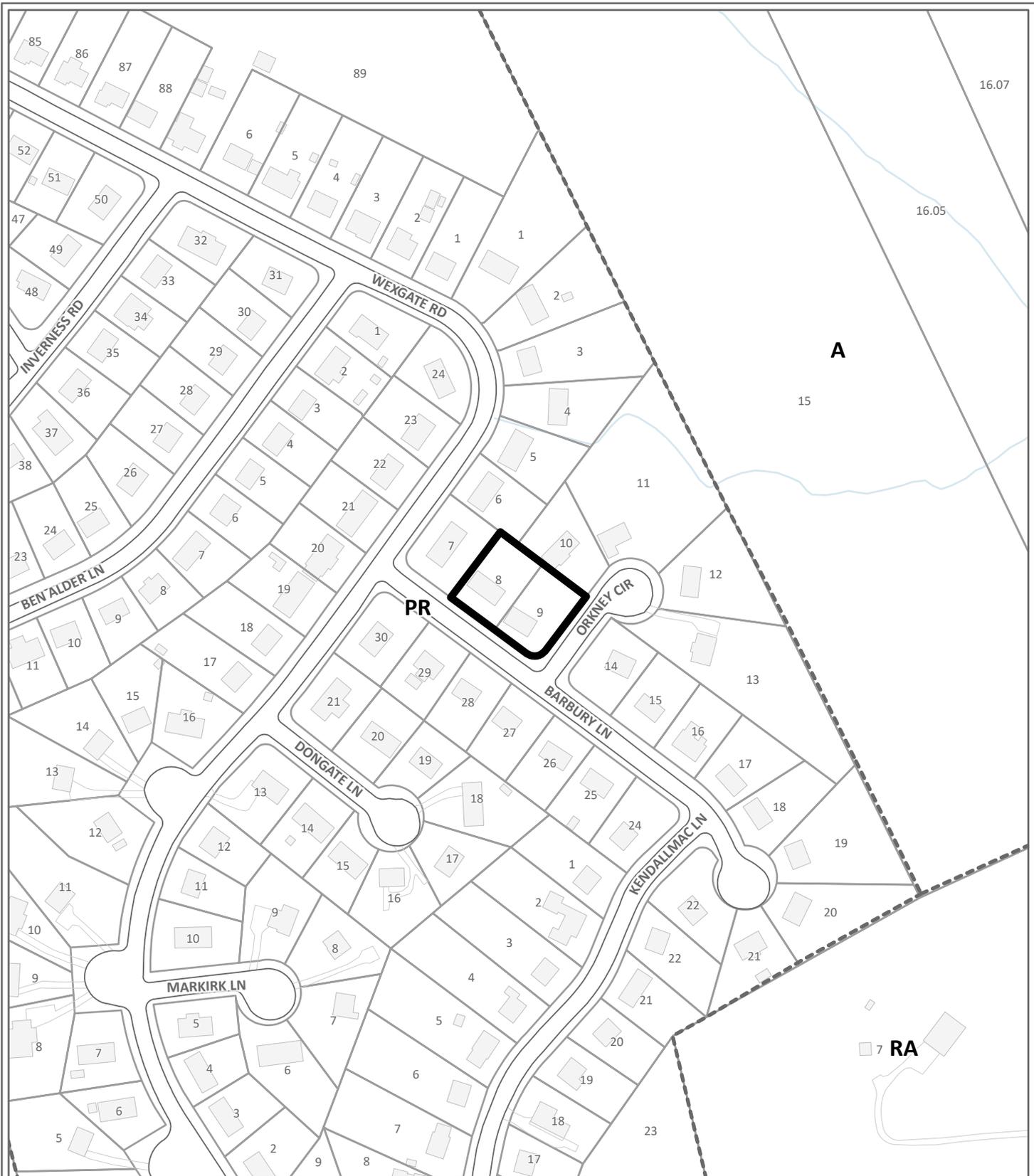
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Karns Middle, and Karns 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

3-B-26-DP

Petitioner: Riley Gaines Lyons



Creation of a new lot for a single family dwelling in PR
(Planned Residential)

Original Print Date: 1/28/2026

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

Map No: 90
Jurisdiction: County

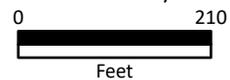
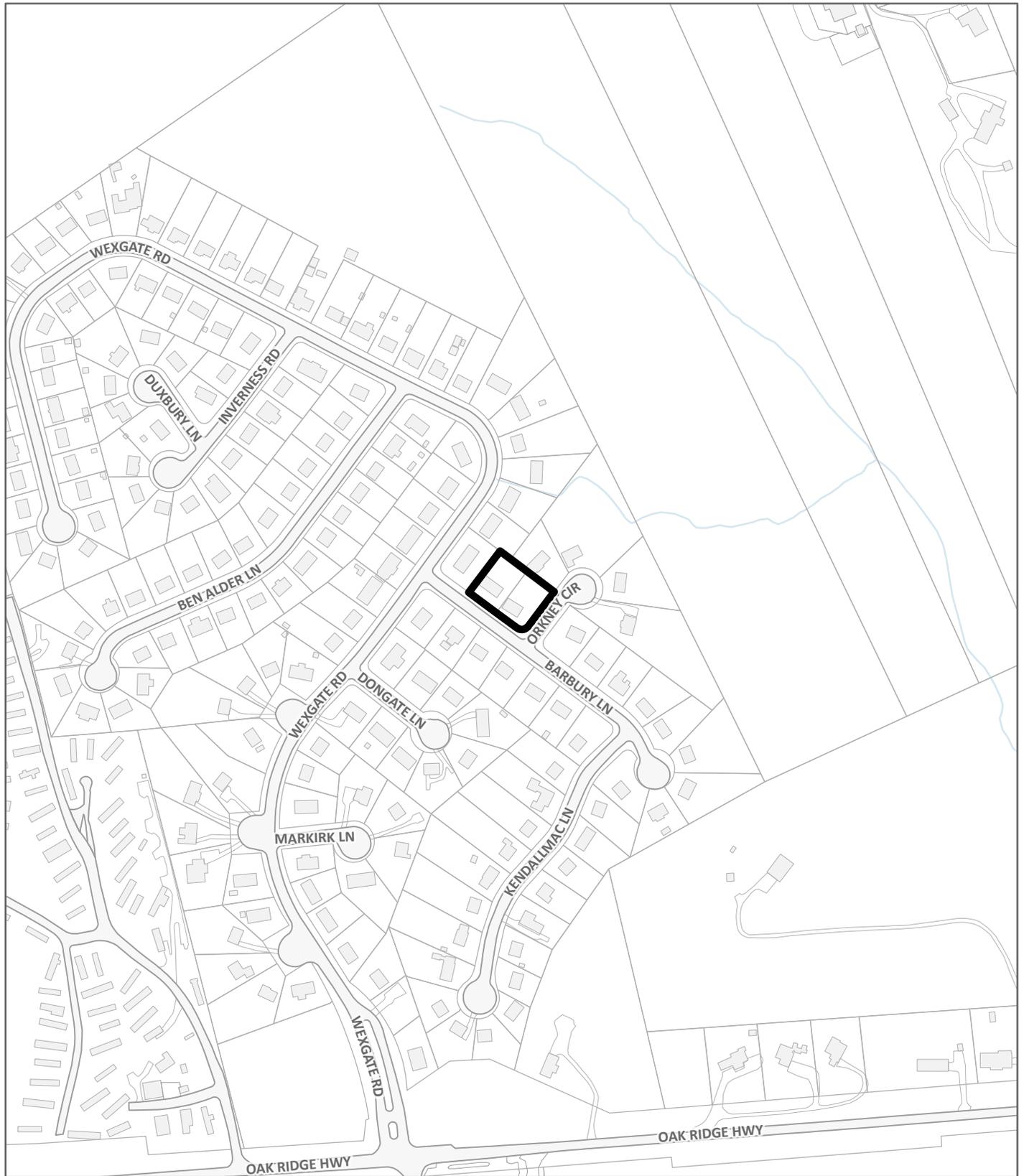


Exhibit A. Contextual Images



LOCATION MAP

3-B-26-DP



Case boundary

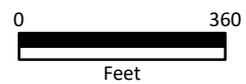


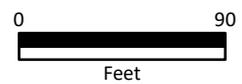
Exhibit A. Contextual Images



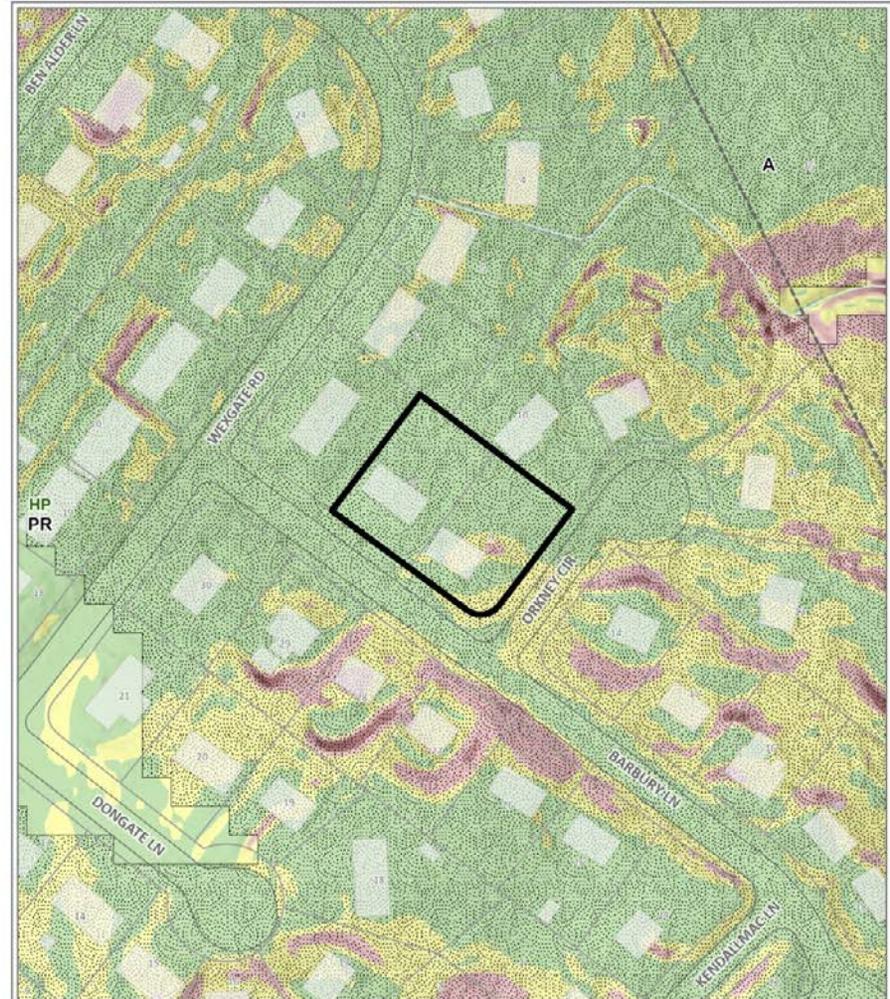
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.47		
Non-Hillside	0.00	N/A	
0-15% Slope	0.41	100%	0.41
15-25% Slope	0.06	50%	0.03
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.47	Recommended disturbance budget within HP Area (acres)	0.44
		Percent of HP Area	93.2%



DEVELOPMENT PLAN	3-B-26-DP/	Petitioner: Riley Gaines Lyons
 in PR (Planned Residential)		Map No: 90
Original Print Date: 1/26/2026		Jurisdiction: County
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902		 



Owner(s) per tax records: SHEILA PROFFITT CRUM AND DANIEL CRUM, PO BOX 12922, KNOXVILLE, TN, 37912

Certificate of Ownership and General Dedication
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner: SHEILA PROFFITT CRUM Signature(s) & Date: _____

Owner: DANIEL CRUM Signature(s) & Date: _____

Owner Certification for Public Sewer and Water Service – Minor Subdivisions
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner: SHEILA PROFFITT CRUM Signature(s) & Date: _____

Owner: DANIEL CRUM Signature(s) & Date: _____

Zoning
Zoning Shown on Official Map _____ Date: _____ By _____

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ Date: _____

Planning Staff Certification of Approval for Recording – Final Plat
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____

Engineering Director

Certification of Approval of Public Water System – Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility

Certification of Approval of Subsurface Sewage Disposal Systems
This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department _____
Date: _____

3-B-26-DP
SUBMITTED 1/20/2026

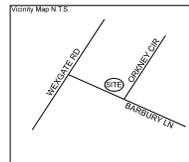
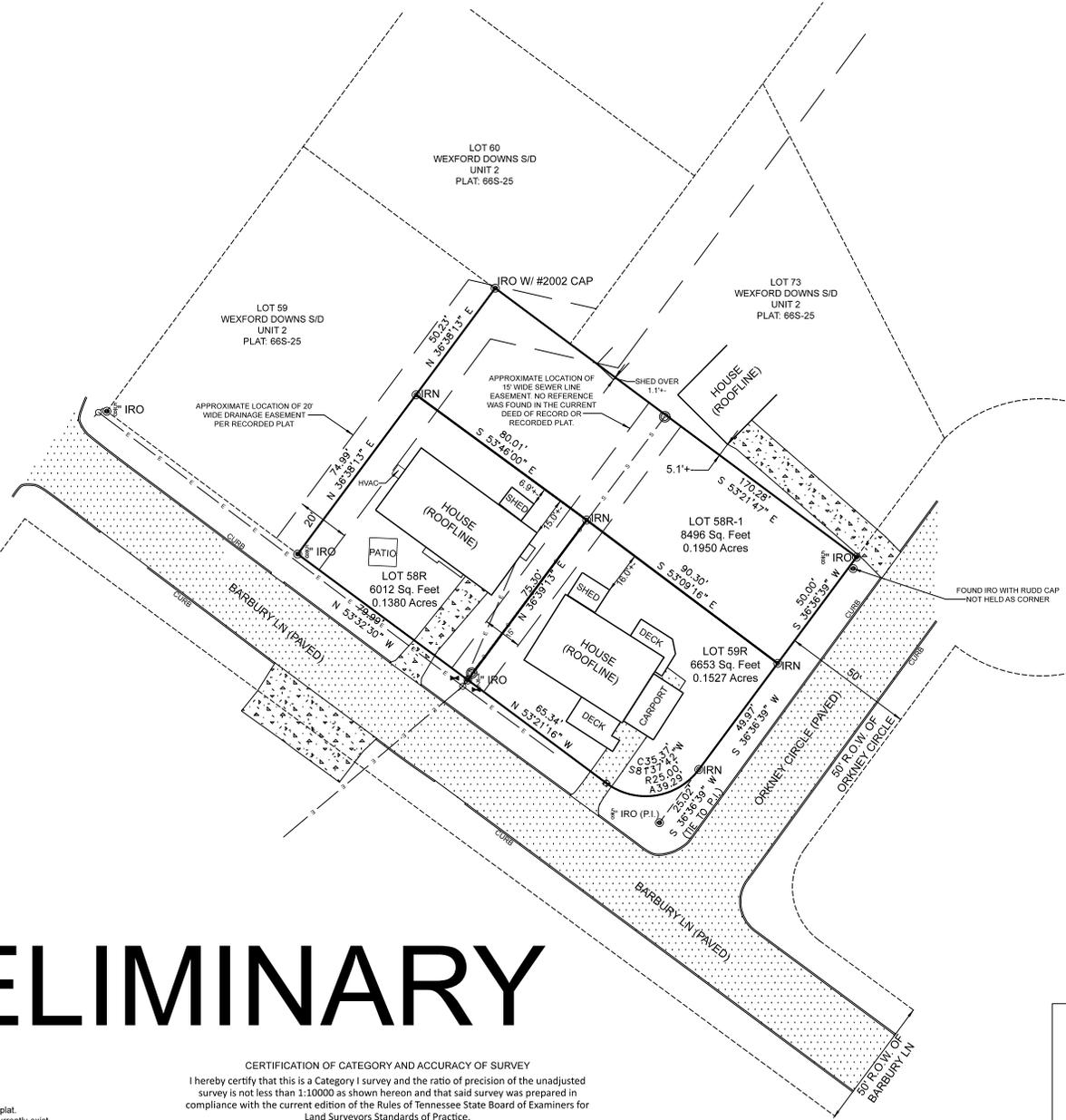
PRELIMINARY

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors Standards of Practice.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 12th day of DECEMBER, 2025.

Registered Land Surveyor
Tennessee License NO. 3508
Date _____

Notes:
This survey does not reflect the location of any underground utilities or structures unless specifically noted on plat.
Any underground or above ground existing underground utilities may have written or unwritten rights as they currently exist.
This survey is subject to any written or unwritten rights that may be found by an accurate search of title.
No title abstract was provided for this survey and it is based solely on previously recorded deed and plat information.
I hereby certify that this property DOES NOT lie in a FEMA designated 100 year special flood hazard area as of the date of this survey.
FRM Map 47093C0306F and 47093C0232F. Dated: 5-2-2004
This property may be subject to local flooding not indicated on FEMA Flood Hazard Maps.
Iron pins on all lot division corners unless otherwise noted on plat.
All lines shown as adjoining lines are calculated from recorded plats and deeds.
Building setbacks are per required zoning. All future structures must conform to the zoning setbacks in effect at the time of any construction.
Current zoning is PR.
This map makes no extra Right-of-Way dedication.
There is a utility and drainage easements of ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way, including previously approved Joint Permanent Easements (JPEs). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines except as modified by the subdivision waiver.
This survey indicates one or more features crossing boundary lines. This has not been reviewed by the Knox County Planning Office.



LEGEND

⊙	IRON ROD OLD (IRO)
⊙	IRON ROD NEW #2002 (IRN)
⊕	CALCULATED POINT
⊙	WATER METER
⊙	SEWER CLEANOUT
⊙	SEWER ACCESS MANHOLE
⊙	WATER METER
⊕	POWER POLES/LINES
---	ADJOINING LOT LINES (APPROXIMATE)

FINAL PLAT:
RE-SUBDIVISION OF
LOTS 57 & 58
WEXFORD DOWNS
UNIT 2

W6 CIVIL DISTRICT,
KNOX COUNTY, TN
PLAT: 66S-25
DEEDS: 202210240024989
202510010019255
TAX MAP: 090AC008
090AC009
SCALE: 1" = 30'
DATE: 12-16-2025
JOB: 20924

1"=30'

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.

02/20/2026

03/06/2026

Date to be Posted

Date to be Removed

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

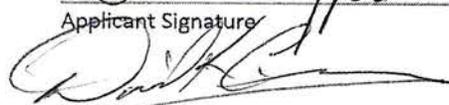
Yes No

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


Applicant Signature

Sheila Proffitt Crum
Applicant Name

1/21/2026
Date


Applicant Signature

Daniel K Crum
Applicant Name

1/21/2026
Date