

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-E-25-DP Related File Number: 2-SC-25-C
Application Filed: 12/30/2024 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS LLC

PROPERTY INFORMATION

General Location: Southeast side of Millertown Pk, west of Robin Ben Ln
Other Parcel Info.:
Tax ID Number: 50 199 Jurisdiction: County
Size of Tract: 13.61 acres
Accessibility: Access is via Millertown Pike, a minor arterial with a pavement width of 20 ft within a right-of-way which varies from 40 to 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density: 3.94
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is characterized by agricultural and residential land uses. The agricultural uses are small-scale farms and cleared openfield. Residential uses are single family dwellings on large rural lots.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7514 MILLERTOWN PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A (Agricultural) to PR (Planned Reesidential, up to 4 DU/AC) in 2024 (9-O-24-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 7514 Millertown Subdivision
No. of Lots Proposed: 56 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner
Staff Recomm. (Abbr.): Approve the development plan for up to 56 attached houses on individual lots as shown on the development plan, subject to 3 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. The maximum height of the attached dwellings shall be 35 feet.
3. Add a Type B landscape screen from the entrance road to the end of Lot 1 along Millertown Pike. Existing trees that remain can count toward this requirement.

With the conditions noted, 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 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

A. The property is zoned PR (Planned Residential) with a density of up to 4 du/ac. The applicant is proposing to subdivide this 14.2-acre tract into 56 lots. The development will yield a density of 3.94 du/ac. The PR zone allows attached houses 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties. The architectural elevations provided are consistent with this recommendation.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is RC (Rural Conservation) on the Future Land Use Map. Attached houses in a conservation pattern are considered a secondary use in the RC place type. The RC place type requires site plans to conserve between 50-70 percent of a site as natural open space. The townhome development plan proposes to leave 8.68 acres or 61% of the area to common area/open space.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This area consists of single-family dwellings with a mix of lot sizes ranging from less than 1 acre to over 14 acres fronting Millertown Pike. The Type B landscape screen along Millertown Pike from the entrance road to Lot 1 will help preserve the area's rural feel and is consistent with Implementation Policy 2, ensuring that development is sensitive to existing community character.

B. This development is consistent with Implementation Policy 7.2, which encourages conservation subdivisions. The townhouse development under the PR zone cluster lots. The developer has provided a hydrologic stream determination for the conveyance that goes through the property. The determination is a wet-weather conveyance, and the depressions on the property are farm ponds that will be removed.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban 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.

Action: Approved with Conditions **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the development plan for up to 56 attached houses on individual lots as shown on the development plan, subject to 3 conditions.

Date of Approval: 2/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**