

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-C-25-DP Related File Number: 11-SA-25-C
Application Filed: 9/29/2025 Date of Revision:
Applicant: S & E PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East side of Campbell Station Rd, north of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 117 02101 Jurisdiction: County
Size of Tract: 61.12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential), RC (Rural Conservation), HP (H
Growth Policy Plan: Planned Growth Area, Rural Area
Neighborhood Context:

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

Street: 0 N CAMPBELL STATION RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <2 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 North Campbell Station Road
No. of Lots Proposed: 122 **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: Mike Reynolds
Staff Recomm. (Abbr.): Approve the development plan for up to 116 detached residential lots, subject to 1 condition.
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

PR (Planned Residential) up to 2.0 du/ac.

A. The PR zone allows detached 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 PR zone allows consideration of up to 2.0 du/ac. The net density of the subdivision is 1.99 du/ac.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property has 33.86 acres in the SR (Suburban Residential) and 24.2 acres in the RC (Rural Conservation) place types with HP (Hillside Protection) on the Future Land Use Map.

B. SR areas are primarily made up of single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. – The proposed single family development with varying lot sizes less than one acre is consistent with the RL place type.

C. RC areas are primarily made up of single family residential with lots smaller than typical rural lots in a conservation pattern that preserves 50 percent or more open space. These areas may also include attached residential in a conservation pattern. – The RC place type is located in the southern portion of the site with the steepest slopes, along Beaver Ridge. The proposal maintains approximately 73 percent of the RC area in open space. The residential lot pattern and open space is consistent with the RC place type.

D. The site has approximately 51.8 acres in the HP (Hillside Protection) area, and the proposed disturbance within the HP area is 27 acres. The slope analysis is based on the entire site, including the “future development”, for a total of 54.59 acres in the HP area and a recommended disturbance budget of 28.71 acres. This leaves 1.71 acres of disturbance allocated to the “future development” site, which is 2.92 acres and almost entirely within the HP area.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The steep hillsides and stream buffers will remain largely undisturbed and in common area, consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. A sidewalk will be provided along the N. Campbell Station Road frontage and a portion of Road ‘A’, consistent with Policy 11 to promote connectivity with new development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area and Rural Area on the Growth Plan Map.

B. Planned Growth Area – 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 actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public

facilities and services. — The proposal is not in conflict with these purposes.

C. Rural Area – The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement.— The net density for the subdivision is 1.99 du/ac, will be serviced by sanitary sewer, and is located on a collector road with a minimum pavement width of 18 ft.

D. The proposed development is consistent with the growth policy plan.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the development plan for up to 116 detached residential lots, subject to 1 condition.

Date of Approval: 11/13/2025 **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:**