

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-H-25-DP Related File Number: 11-SC-25-C
Application Filed: 9/30/2025 Date of Revision:
Applicant: HAM LAND PARTNERS

PROPERTY INFORMATION

General Location: West side of Thompson School Rd, northeast of Coppock Rd
Other Parcel Info.:
Tax ID Number: 12 209 (PART OF) Jurisdiction: County
Size of Tract: 78.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northeast County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 7921 THOMPSON SCHOOL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <2.9 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: Thompson Creek
No. of Lots Proposed: 150 **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 150 detached residential lots in Phase 2 of the Thompson Creek subdivision, 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 2.9 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 zoning allows consideration of up to 2.9 du/ac. The Thompson Creek Subdivision will have a total of 241 dwelling units, a gross density of 2.23 du/ac.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is in the RL (Rural Living) place type and is partially within the HP (Hillside Protection) area. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The site has approximately 44.82 acres in the HP (Hillside Protection) area, and the recommended disturbance budget is 27.81 acres. The proposed land disturbance, including an allocation of disturbance for lots 77-79 in the northwest portion of the site, is 25.82 acres. Staff is recommending that a maximum disturbance for lots 77-79 be provided on the final plat, with the total disturbance in the HP area not to exceed 27.81 acres.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The development has a common area corridor between Phase 1 and Phase 2, consistent with Policy 7 which encourages development practices that conserve and connect natural features and habitat.

B. A pedestrian connection between Phase 1 and Phase 2 is required, 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 Rural Area on the Growth Plan Map. According to the Growth Policy Plan, 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. – The proposed development is consistent with the PR zoning district.

B. The Plan also stipulates that residential development in the rural area 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 © must be on a collector road with a minimum width of 18ft pavement.— The proposed density in Phase 2 is 1.92 du/ac, will be serviced by sanitary sewer, and is located on a collector road with a minimum pavement width of 18 ft.

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

Details of Action:

Summary of Action: Approve the development plan for up to 150 detached residential lots in Phase 2 of the Thompson Creek subdivision, 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:**