

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Courtyard at Westland
No. of Lots Proposed: 27 **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:

Staff Recomm. (Abbr.): Approve the development plan for up to 27 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-M-25-RZ.

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(k) (Planned Residential) with a density of up to 6 du/ac, subject to 1 condition: 1) Widening the pavement width of the westernmost fork of S Gallaher View Road to 20-ft prior to the platting of lots.
- B. The applicant is proposing to subdivide this 5.5-acre tract into 27 lots with single family houses. The development will yield a density of 4.9 du/ac. The PR zone allows single family 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).
- C. The applicant is requesting a reduction in the peripheral boundary along all property lines, varying from 25 ft to 15 ft as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property’s place type is SR (Suburban Residential) on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. The single family lots are similar to other single family lots in the area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Implementation Policy 3, to encourage infill development. The 5.5 acres site was formerly a propane gas storage and distribution facility with a rail spur in the southern portion and will be redeveloped with 27 single family homes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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:** 12/11/2025

Details of Action:

Summary of Action: Approve the development plan for up to 27 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: