

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 2-B-26-DP Related File Number: 2-SB-26-C
Application Filed: 12/29/2025 Date of Revision:
Applicant: MIKE STEVENS HOMES

PROPERTY INFORMATION

General Location: East side of Gettysvue Dr, northeast of Polo Club Ln
Other Parcel Info.:
Tax ID Number: 144 B A 049 Jurisdiction: County
Size of Tract: 3.9 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision Density:
Planning Sector: Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 913 GETTYSVUE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <5 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: Clubhouse Villas
No. of Lots Proposed: 15 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 1 detached and 14 attached dwelling units, all on individual lots, and a reduction of the peripheral setback from 35-ft to 15-ft along most boundary lines 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. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 2.49 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.

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 5 du/ac
A. The applicant is proposing to subdivide this 3.9-acre tract into 15 lots (14 attached and 1 detached). The development will yield a density of 3.8 du/ac.
B. The PR zone allows single family houses and 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).
C. The applicant is requesting a reduction in the peripheral boundary along most boundary lines from 35 ft to 15 ft. The reduction is warranted because these lots are adjacent to a large open space in Victoria’s Landing subdivision. The Planning Commission may reduce the setback to 15 ft along all property lines, when a development is adjacent to PR and OS (Open Space) zones, which is the case here.
D. Houses and duplexes shall not exceed three (3) stories, the height of all others shall be as determined by the planning commission. Staff recommend the maximum height of attached houses be 35 ft to be compatible with the houses in the neighborhood.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP
A. The property is designated as SR (Suburban Residential) and HP (Hillside Protection) on the Future Land Use Map. Single family houses are considered a primary use and attached houses are considered a secondary use in the SR place type. The proposed residential subdivision with two-story attached and detached houses is compatible with the surrounding detached houses and nearby attached houses.
B. The recommended land disturbance from the slope analysis is 2.49 acres. The plan is disturbing 3.11 acres. Staff are recommending a condition to disturb no more than 2.49 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Implementation Policy 2, ensure that development is sensitive to existing community character. The proposed 2-story attached units are very similar to the 2-story Magnolia Villas Condos within the neighborhood.
B. Implementation 5, create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is immediately surrounded by single-family lots, tennis courts, the Gettysvue County Club clubhouse and parking lot, and the golf course. Unlike the Magnolia Villas

Condos, these units will be on individual lots providing another housing type to the neighborhood.

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:** 2/12/2026

Details of Action:

Summary of Action: Approve the development plan for up to 1 detached and 14 attached dwelling units, all on individual lots, and a reduction of the peripheral setback from 35-ft to 15-ft along most boundary lines as shown on the development plan, subject to 3 conditions.

Date of Approval: 2/12/2026 **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:**