

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-F-26-DP Related File Number: 3-SB-26-C
Application Filed: 1/20/2026 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Keenberg Ln, south side of Emory Rd, east side of Old Cobbs Ferry Rd
Other Parcel Info.:
Tax ID Number: 77 08304 Jurisdiction: County
Size of Tract: 5.13 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8930 KEENBERG LN
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: Emory Green Townhomes
No. of Lots Proposed: 30 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 30 townhomes on individual lots and a peripheral setback reduction from 35 ft to 15 ft along Emory Road, subject to 2 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.

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 5 du/ac. The applicant is proposing 120 dwelling units on this 28.06-acre property. The development will yield a density of 4.28 du/ac.
- B. The PR zone allows townhomes 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. Where there is no established road line, the setback line shall be 20 ft from the centerline of the road plus the setback requirements of the zone in which it is located (Knox County Zoning Ordinance 3.30.03.). The additional setback requirements include the peripheral boundary along W Emory Road. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to residential zones, which is the case here. The peripheral boundaries for lots 85-90 are 35 ft from the centerline of the road.
- D. The PR zone established a maximum height for single family houses, but all other uses have a maximum height established by the Planning Commission. Staff recommends a maximum height of 35 ft for the townhomes, consistent with the other residential houses in the subdivision and the general area.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is TN (Traditional Neighborhood) and it is within the HP (Hillside Protection) area on the Future Land Use Map. Townhomes are considered a primary use in the TN place type. The townhome lots are similar to the townhome lots in the area. The previous approval implemented some reforestation on the property.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. The 2-story townhomes with a 35-ft building height maximum are consistent with Policy 2 to ensure that development is sensitive to existing community character.
- B. The development consists of single family and townhome dwellings. This development is consistent with implementation policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity.

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: 3/5/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 30 townhomes on individual lots and a peripheral setback reduction from 35 ft to 15 ft along Emory Road, subject to 2 conditions.

Date of Approval: 3/5/2026

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: