

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 4-C-25-DP **Related File Number:** 4-SC-25-C  
**Application Filed:** 2/25/2025 **Date of Revision:**  
**Applicant:** KNOXVILLE HABITAT FOR HUMANITY, INC

### PROPERTY INFORMATION

**General Location:** Southeast of the Tribute Ln terminus, southside of Asheville Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 62 166,16601 **Jurisdiction:** County  
**Size of Tract:** 16.74 acres  
**Accessibility:** Access would be via Asheville Highway, a major arterial divided highway, which has a pavement width of 23 ft within a right-of-way which varies from 150-ft to 185-ft.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision **Density:** 4.42  
**Planning Sector:** East County **Plan Designation:** CMU (Corridor Mixed-use), SR (Suburban Residential), HP (Highway Principal)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is characterized by commercial and residential land uses and undeveloped land. The commercial uses are auto-oriented offices and operations buildings. The residential uses are single family dwellings on small lots in suburban developments. Undeveloped properties consist of cleared and forested lots off Asheville Highway.

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

**Street:** 0 TRIBUTE LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 4.5 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoned from A (Agricultural) to PR (Planned Residential) up 4.5 du/ac in 2021 (2-D-21-RZ)

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### ***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name: The Plains Subdivision

No. of Lots Proposed: 74      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 74 attached houses on individual lots, 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 4.5 du/ac. The proposed density is 4.42 du/ac.

B. The PR zone allows 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and HP (Hillside Protection) on the Future Land Use Map.

B. The SR place type recommends attached residential as a "secondary use," which the Comprehensive Plan defines as supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place type. While this proposal only includes attached houses, the site is adjacent to a commercial corridor and is part of a larger area with the SR place type designation that is predominantly developed with single-family detached houses, as recommended by the SR place type as the "primary use."

C. The two-story attached houses and proposed setbacks are consistent with the building form recommendations of the SR place type.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed two-story structure and recommended 35-ft maximum height is consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

B. The development is located less than three miles from Carter Park, Carter Elementary, Sunnyview Elementary, and Carter High, consistent with Policy 5 to create 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 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 proposed development is consistent with the growth plan.

Action: Approved with Conditions

Meeting Date: 4/10/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 74 attached houses on individual lots, subject to 2 conditions.

**Date of Approval:** 4/10/2025      **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:**