

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-E-26-DP Related File Number: 4-SC-26-C
Application Filed: 2/23/2026 Date of Revision:
Applicant: TRELIS PROPERTIES

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy, east of Gray Hendrix Rd
Other Parcel Info.:
Tax ID Number: 91 018, 019 Jurisdiction: County
Size of Tract: 18.42 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Commercial, Rural Residential
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood), CMU (Corridor Mixed-use),
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 GRAY HENDRIX RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <10 DU/AC, A (Agricultural)
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: 3110 Gray Hendrix Road
No. of Lots Proposed: 165 **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: Samiul Haque
Staff Recomm. (Abbr.): Approve the development plan for up to 165 attached residential lots, subject to 2 conditions.
Staff Recomm. (Full): 1. Meeting all the conditions of the associated concept plan (4-SC-26-C).
2. The maximum height of the attached dwellings shall be 35 ft.

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(k) (Planned Residential, with conditions) up to 10 du/ac, A (Agricultural):

A. The PR zone allows attached dwellings 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 (Article 5, Section 5.13.15).

B. The attached dwellings are proposed within the PR zone, and the proposed density of 8.97 du/ac is consistent with the approved maximum density of 10 du/ac. The site plan as provided conforms to the lot area and setback requirements of the PR zone.

C. The rezoning of this property (2-H-25-RZ) was approved with a condition that access to Gray Hendrix Road shall be restricted, except for a secondary access point only for emergency vehicles. The subdivision proposes no access via Gray Hendrix Road.

D. The PR zone specifies a maximum height of 35 ft for houses, and states that the Planning Commission must determine the maximum height for all other structures. Staff recommends a condition that the attached houses have a maximum height of 35 ft, which is in alignment of the height requirements of the surrounding residential zones.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is primarily designated with the TN (Traditional Neighborhood) place type, and a 0.7-acre portion along the southeast corner is in the RC (Rural Conservation) area. The TN place type lists attached houses as primary uses and specifies a building height of 1-3 stories. The area within the RC place type is largely retained as one of the common areas of the subdivisions, which is consistent with the place type's intent of preserving 50-70 percent of a site as natural open space.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – This property is located along a mixed-use corridor with easy access to a library, a public park, and an elementary and middle school, and the proposed attached dwellings will create a variety in the housing forms of this area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. 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 action 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 meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 165 attached residential lots, subject to 2 conditions.

Date of Approval: 4/9/2026

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: