

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 5-H-25-DP Related File Number: 5-SC-25-C
Application Filed: 3/24/2025 Date of Revision:
Applicant: 1222 DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side of Millertown Pike, northeast of Ellistown Rd
Other Parcel Info.:
Tax ID Number: 51 016 Jurisdiction: County
Size of Tract: 22.68 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northeast County Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8007 MILLERTOWN PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 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: 8007 Millertown Pike
No. of Lots Proposed: 43 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 43 single family homes on individual lots, subject to 2 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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 2 du/ac. The applicant is proposing to create 43 single family lots, which will bring the development density to 1.99 du/ac.
2. The zoning condition from 1-G-25-RZ requires 50% of the property to be open space, per the RC (Rural Conservation) place type on the property. Approximately 56% of the property is designated as open space.
3. 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is RC (Rural Conservation) and is within the HP (Hillside Protection) area on the Future Land Use Map. The RC place type is appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped. The development plan proposes 43 single family lots and 56.5% of the property is open space, and 9.9 acres within the Hillside Protection area will be undisturbed.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. Much of the Hillside Protection area at the rear portion of the property will remain undisturbed. There is a condition that land disturbance within the HP area shall not exceed 2.93 acres, as recommended by the slope analysis (attached).

B. Implementation Policy 11 promotes connectivity with new development. The required sidewalks connect to the commercial node at Ellistown Rd and Millertown Pike.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Plan, which allows consideration of up to 2 du/ac, under certain circumstances. The proposed density of 1.99 du/ac for the development is in conformance with the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the development plan for up to 43 single family homes on individual lots, subject to 2 conditions.

Date of Approval: 5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: