

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SA-26-C **Related File Number:** 5-D-26-SU
Application Filed: 3/30/2026 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: Northwest side of Pinehurst Dr, west of Washington Pike
Other Parcel Info.:
Tax ID Number: 59 N C 00101 **Jurisdiction:** City
Size of Tract: 3.91 acres
Accessibility: Access is via Pinehurst Drive, an unstriped local street with 14-20 ft of pavement width within a right-of-way width that varies from 47-101 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (Church)
Surrounding Land Use: North: Rural residential - O (Office)
South: Single family residential - RN-1 (Single-Family Residential Neighborhood)
East: Multifamily residential, single family residential - C-G-2 (General Commercial), O (Office)
West: Multifamily residential - RN-3 (General Residential Neighborhood), (C) (Former Planned District)
Proposed Use: **Density:** 5.63 du/ac
Planning Sector: East City **Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 4325 PINEHURST DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Residential Development

No. of Lots Proposed: 23 **No. of Lots Approved:** 0

Variances Requested: VARIANCE: None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL: None.

ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE ENGINEERING DEPARTMENT APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Reduction of the right-of-way width of public Road 'A' from 50' to 40'.
2. Increase the maximum grade at the intersection of Road 'A' and Pinehurst Dr from 1% to 2%.
3. Reduction of the minimum required radii of pavement edges at the intersection of Road 'A' and Pinehurst Drive from 25' to 5'.
4. Reduction of the minimum required radii of property lines at the intersection of Road 'A' and Pinehurst Drive from 25' to 0'.

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 concept plan application for 22 lots for single-family attached dwellings and one lot for the existing church, subject to 9 conditions.

- Staff Recomm. (Full):**
1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
 2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 9.3.J.7. If single-family attached dwellings are not pursued, the lots may be merged to meet the dimensional standards for other uses.
 4. Meeting all applicable requirements of the City of Knoxville Engineering Department.
 5. Before recording the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
 6. Installing a fence along the northern property boundary, as shown on the landscape plan, or providing a Type B landscape screen (Exhibit B) at that location.
 7. Recording an easement to access the mail kiosk if installed on the church lot, as shown on the site plan, and showing that on the final plat. If the easement cannot be secured, the mail kiosks may be provided in an alternative location, subject to review and approval by the Engineering Department during the design plan phase.
 8. During the design plan phase, submitting a revised roadway profile that includes an AASHTO compliant vertical curve at the intersection of Road A and Pinehurst Drive for review and approval by the City of Knoxville Engineering Department.
 9. During the design plan phase, obtaining necessary permission from KUB for the proposed access and common area with the KUB transmission line easement.

Comments: The applicant requests to subdivide the 3.91-acre property, which currently accommodates a neighborhood-scale church, into 22 lots for single-family attached dwellings and one lot for the church. Although single-family attached dwellings are permitted in the RN-4 district, creation of a new public road and the number of lots require a concept plan approval by the Planning Commission. Additionally, a special use approval is required for the proposed new parking lot for the church. The church's existing parking lot will be removed since it falls within the proposed right-of-way for the subdivision.

The concept plan requires no variance or alternative design standards approval by the Planning Commission. All residential lots comply with the dimensional standards of the RN-4 district for single-family attached dwelling use. Although only the parking lot perimeter landscape yard (Article 12.5) is required by the zoning ordinance, the applicant is proposing additional landscaping throughout the site. A 6-ft high fence is proposed along the northern property boundary, at the end of the cul-de-sac, so that vehicle headlights do not reflect directly on the windows of the adjacent house on the northern parcel.

The case package includes conceptual designs for the units that do not entirely meet the Principal Use Standards (Article 9.3.J). However, these are provided for context only and will be reviewed during the permitting phase.

Action: Approved with Conditions **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the concept plan application for 22 lots for single-family attached dwellings and one lot for the existing church, subject to 9 conditions.

Date of Approval: 5/14/2026 **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: