CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

Planning
KNOXVILLE | KNOX COUNTY

File Number: 5-SC-26-F **Related File Number:**

Application Filed: 3/27/2026 **Date of Revision:**

Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northwest side of W Emory Rd, northeast of Oak Ridge Hwy

Other Parcel Info.:

Tax ID Number: 76 021, 018 (PARTIAL) **Jurisdiction:** County

Size of Tract: 28.232 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 POPLAR FARMS LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <2.2 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: Final Plat of Poplar Farms Subdivision, Phase II

No. of Lots Proposed: 49 **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: Spencer Schmudde

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 4/13/2023 as Planning Case File # 4-SC-23-C, revised development plan reviewed and approved administratively by staff on 11/19/2024 as Planning Case File # 9-I-24-DP, and revised development plan approved by the Planning Commission on 3/13/2025 as Planning Case File # 3-E-25-DP.

Staff Recomm. (Full):

Comments: Associated Case and Decision
4-SC-23-C: Approved by the Planning Commission (4/13/2023)
4-D-23-DP: Approved by the Planning Commission (4/13/2023)
9-I-24-DP: Approved by Planning Staff (11/19/2024)
3-E-25-DP: Approved by the Planning Commission (3/13/2025)

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

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 4/13/2023 as Planning Case File # 4-SC-23-C, revised development plan reviewed and approved administratively by staff on 11/19/2024 as Planning Case File # 9-I-24-DP, and revised development plan approved by the Planning Commission on 3/13/2025 as Planning Case File # 3-E-25-DP.

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:**