

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 6-H-25-DP **Related File Number:** 6-SC-25-C
Application Filed: 4/22/2025 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: East side of W Gallaher Ferry Rd, north of Hickory Creek Rd
Other Parcel Info.:
Tax ID Number: 129 03512, 03513, 03514, 03515, 03516 **Jurisdiction:** County
Size of Tract: 16.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: Single-Family Residential Subdivision. **Density:**
Planning Sector: Northwest County **Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 WE GALLAHER FERRY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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: Gallaher Ferry Subdivision
No. of Lots Proposed: 50 **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: Whitney Warner
Staff Recomm. (Abbr.): Approve the development plan for up to 50 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 – PR (Planned Residential) up to 3.5 du/ac with 2 conditions:

A. Conditions of approval: 1) Must access the property from West Gallaher Ferry Road and widen the road along the entire frontage to 20 ft, realign the intersection of Hickory Creek and West Gallaher Ferry Rd, according to concept plan 4-SE-22-C; and 2) All offsite road improvements must be completed prior to recording plats at the expense of the applicant and compliant with Engineering and Public Works' road standards.

B. The property is zoned PR (Planned Residential) with a density of up to 3.5 du/ac. The applicant is proposing to create 50 single family lots, which will bring the development density to 2.9 du/ac.

C. 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 SR (Suburban Residential) and is within the HP (Hillside Protection) area on the Future Land Use Map. The housing mix is predominantly single-family subdivisions with lots smaller than one acre. The development plan proposes 50 single family lots, and 11.33 acres, or 78.37%, within the Hillside Protection area will be disturbed. Most of the property is within the HP (Hillside Protection) area. The recommended disturbance budget is 10 acres.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The development is adjacent to single family subdivisions on small lots to the west and south.

B. Implementation Policy 9 to coordinate infrastructure improvements with development. The improvements to West Gallaher Ferry Road are required before construction can begin.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action:

Approve the development plan for up to 50 single family homes on individual lots, subject to 2 conditions.

Date of Approval:

6/12/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: