

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 6-N-25-DP **Related File Number:**  
**Application Filed:** 4/30/2025 **Date of Revision:**  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

#### PROPERTY INFORMATION

**General Location:** South side of Thurman Ln, west of Woodson Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 122 K C 014, 01401, 01402, 01403 **Jurisdiction:** County  
**Size of Tract:** 1.89 acres  
**Accessibility:** Access would be via Thurman Drive, a local street with a pavement width of 20 ft within a right-of-way which varies from 37 ft to 50 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** 11 Tiny Homes **Density:**  
**Planning Sector:** South County **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is comprised of a mix of multifamily and single family residential dwellings on medium-sized suburban lots. Commercial, industrial, and office uses line Maryville Pike to the south.

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

**Street:** 2008 THURMAN LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 6 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2024 these properties were rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 6 du/ac (10-E-24-RZ).

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** N/A (Within County Limits)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

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 11 tiny homes on a single lot and a reduction of peripheral boundaries on three sides, as shown on the plan, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, verifying the sight distance at the proposed entrance.
3. Meeting all relevant utility requirements.
4. Prior to obtaining a building permit, replatting the property to combine the subject parcels into one lot meeting all applicable requirements of the standard platting process and the Subdivision Regulations.
5. Maintaining the existing vegetation within 15 ft from the shared lot lines with adjoining properties.
6. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Comments: This request is for eleven 560-sq ft small, single family dwellings surrounding a community area and a drive aisle with parking spaces. The four existing lots will be combined into one lot of 1.89 acres and the mobile homes will be removed.

**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 6 du/ac:

- A. The PR zone allows multi-dwelling developments of detached dwellings. 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 proposed density of 5.82 du/ac is in conformance with the approved density of 6 du/ac (10-E-24-RZ).
- C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential or agricultural zones. The applicant is requesting a peripheral boundary of 20 ft along Thurman Lane and peripheral boundaries of 25 ft along the northeastern and southwestern sides. Staff recommends approval of the requested reduction with a condition to retain the existing vegetation within 15 ft of adjoining residential properties.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Create neighborhoods with a variety of housing types and amenities in close proximity (Implementation Policy 5). – The proposed housing types would be supported by nearby amenities within a one-mile radius of the subject property, including Mount Olive Elementary School, Alcoa Way Optimist Community Park, and Community Unity Park. The property also has access to a transit route (Route 45: Vestal) within a 15-minute walking distance.

**3) FUTURE LAND USE MAP**

A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. SR areas are appropriate for primarily single family residential development and may feature a range of lot sizes and housing size and styles. The proposed multi-home development is consistent with the place type's description.

B. The place type specifies a building height maximum of 2 stories and a front setback of 20-30 ft. The proposed tiny homes are consistent with form attributes of the place type.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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. The proposed development meets the relevant standards of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 6/12/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 11 tiny homes on a single lot and a reduction of peripheral boundaries on three sides, as shown on the plan, subject to 6 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:**

**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:**