

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 6-SA-23-C                      Related File Number: 6-A-23-DP  
Application Filed: 4/21/2023              Date of Revision:  
Applicant: HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

General Location: Northeast side of Old Clinton Pike, south of Pocatello Ln, north of Emma Grace Way  
Other Parcel Info.:  
Tax ID Number: 67 A B 013.03                      Jurisdiction: County  
Size of Tract: 7.87 acres  
Accessibility: Access is via Old Clinton Pike, a minor collector with a 20-ft pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential  
Surrounding Land Use: North: Single family residential - A (Agricultural), RB (General Residential)  
South: Single family residential, multifamily residential - RB (General Residential)  
East: Multifamily residential - RB (General Residential)  
West: Single family residential - RB (General Residential)  
Proposed Use: Attached residential subdivision                      Density: 5.98  
Sector Plan: North County                      Sector Plan Designation: MDR (Medium Density Residential) pending  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 7642 OLD CLINTON PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) pending

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Mayhew Subdivision

No. of Lots Proposed: 47 No. of Lots Approved: 0

Variances Requested: VARIANCES  
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL  
1. Reduction of lot frontage from 25-ft to 22-ft for attached dwellings on individual lots.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL  
None

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 requested alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.  
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Installing a sidewalk along the frontage of Old Clinton Pike per the Knox County Sidewalk Ordinance and the recommendations of Knox County Engineering and Public Works.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Before certification of the final plat for the subdivision, establish 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. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to subdivide this 7.87-acre tract into 47 attached residential lots at a density of 5.98 du/ac. The property is pending a rezoning to PR (Planned Residential) up to 6 du/ac. A condition of the rezoning will be to add a 12-ft wide "Type B" landscape screening on the northern boundary adjacent to the A (Agricultural) zone.

The applicant is requesting a reduction of the lot frontage from 25-ft to 22-ft for attached units on individual lots, therefore guest parking will be provided within the development. The site is located within the Parental Responsibility Zone and less than a quarter mile from a shopping center, installing a sidewalk along the frontage of Old Clinton Pike will be required.

Action: Approved with Conditions Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve the requested alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 6/8/2023 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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**