

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 7-A-25-DP **Related File Number:**  
**Application Filed:** 5/16/2025 **Date of Revision:**  
**Applicant:** LJA ENGINEERING

#### PROPERTY INFORMATION

**General Location:** West side of Governor John Sevier Hwy, north of French Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 111 03605, 058 **Jurisdiction:** County  
**Size of Tract:** 36.87 acres  
**Accessibility:** Access is via E Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 120-ft right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Revision to a previously approved development plan **Density:** 3.62 du/ac and 4.46 du/ac  
**Planning Sector:** South County **Plan Designation:** RC (Rural Conservation), SP (Stream Protection), HP (Hillsi  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located along the French Broad River in an area that is predominantly agricultural or forested with single family houses on large 1+ acre lots. There is one residential subdivision to the south and a veterans' memorial park to the north.

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

**Street:** 1935 E GOVERNOR JOHN SEVIER HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR(k) (Planned Residential with conditions) up to 4.5 du/ac and 3.9 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** N/A  
**History of Zoning:** In 2019, a request to rezone part of the northern parcel from A (Agricultural) to CR (Rural Commercial) was denied (6-I-19-RZ). In 2022, the northern parcel was rezoned from A to PR (Planned Residential) up to 3.9 du/ac with conditions (5-O-22-RZ). In 2022, the southern parcel was rezoned from A to PR up to 4.5 du/ac with conditions (4-E-22-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category:

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:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the development plan for 1 detached house lot, increasing the total house lots to 146 for the Prices Point Subdivision, subject to 3 conditions.

**Staff Recomm. (Full):** 1) Meeting all applicable requirements of the previous concept plan and development plan approval for the Prices Point Subdivision, 4-SE-24-C and 4-G-24-DP.  
2) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
3) 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:** This proposal is for one additional house lot, increasing the total to 146 lots in the Prices Point Subdivision. The concept plan and development plan were approved in April 2024 (4-SE-24-C and 4-G-24-DP). This request does not include a concept plan application because the construction of the subdivision has commenced, the road layout and stormwater plan are unchanged, and there are fewer than six new lots.

The proposed lot is approximately 2.9 acres, located in the northwest corner of the property, adjacent to the French Broad River. Access is from the northwest terminus of Road-D. The property was originally shown as part of the common area for the subdivision, but did not have a proposed use. The buildable portion of this lot formerly had an agricultural structure.

The access easement for 1923 E Governor John Sevier Highway was also corrected to follow the existing driveway. The access easement will be in a common area, not over house lots 64-68.

### 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(k) (Planned Residential with conditions) up to 3.9 du/ac and 4.5 du/ac:

A. The PR zone allows detached 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 (Article 5, Section 5.13.15).

B. The new lot is located in the portion of the development zoned PR(k) up to 3.9 du/ac, increasing the proposed density in this zone district from 3.56 du/ac to 3.62 du/ac. The number of lots and density in the portion of the development zoned PR(k) up to 4.5 du/ac remains unchanged.

C. There are two conditions of the PR zoning: 1) Maintain a tree buffer with a 50-ft depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete, and 2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

D. Condition #6 of the concept plan (4-SE-24-C) requires a landscape plan to be submitted for

Planning staff approval during the design plan phase.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the RC (Rural Conservation) place type, and SP (Stream Protection) on the Future Land Use Map. Detached dwellings are considered a primary use in the RC place type.

B. The RC place type requires detached residential subdivisions to be clustered in a pattern that preserves 50 percent or more open space on any given site. The subdivision was approved in April 2024, before the current Comprehensive Plan was adopted, with 11.53 acres (31.8 percent) of the site in common area/open space. This proposal will reduce the common area/open space to approximately 25 percent of the site.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The buildable area of the lots is outside the 100-year floodplain, consistent with Policy 7, which is to encourage development practices that conserve and connect natural features and habitat.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

**Action:** Approved

**Meeting Date:** 7/10/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 1 detached house lot, increasing the total house lots to 146 for the Prices Point Subdivision, subject to 3 conditions.

**Date of Approval:** 7/10/2025

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**