

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 7-A-26-DP **Related File Number:**  
**Application Filed:** 5/15/2026 **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC.

#### PROPERTY INFORMATION

**General Location:** Southeast side of Veritas Wy, east of Harvey Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 162 04709 **Jurisdiction:** County  
**Size of Tract:** 5.4 acres  
**Accessibility:** Access is via Veritas Way, a private unstriped local street with 20-21 ft of pavement width within a right-of-way width that varies from 30-78 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached lots **Density:**  
**Planning Sector:** Southwest County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is in an area near Fort Loudon Lake that has been developed with single-family and multifamily subdivisions interspersed with vacant land, with the exception of a convenience store directly to the west. The Town of Farragut is on the other side of the railroad tracks abutting this property to the north.

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

**Street:** 12712 VERITAS WAY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 2 du/ac, F (Floodway)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** Yes, it is an extension.  
**History of Zoning:** In 2015 a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 4 du/ac was withdrawn at County Commission (6-F-15-RZ). In 2016 a request to rezone the property from A to PR up to 2 du/ac was denied at County Commission (8-B-16-RZ). In 2018 the property was rezoned from A to PR up to 2 du/ac (1-F-18-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 up to two detached residential lots, subject to 3 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.
- 3) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the property owner will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the noted conditions, this plan meets the requirements for approval in the PR district and the criteria for a development plan.

Comments: This request is to subdivide this 5.4-acre property into two lots: one for a house currently under construction on lot 1R1 comprising approximately 2.25 acres, and the remainder of the property on lot 1R comprising approximately 3.15 acres. Both properties are accessed off of Veritas Way.

The site is constrained with 100- and 500-year floodplains along the southeastern lot lines, but the lots have sufficient buildable area outside of the floodplains.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In exercising its administrative judgment, the Planning Commission shall determine whether 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 2 du/ac:

A. The proposed 2-lot subdivision on the subject property yields a density of approximately 0.37 du/ac, which is well below the maximum allowed density.

B. The PR zone allows houses as a permitted use.

C. The setbacks of the house under construction meet the PR zone requirements. Setbacks for a structure on the vacant lot would be evaluated at the time of development according to the zoning in place at that time.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed house lot and larger lots are compatible with the other residences along Veritas Way, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the SR (Suburban Residential) place type and is partially in the SP (Stream Protection) area. Single-family residential is the primary use in the SR (Suburban Residential) place types. No disturbance is proposed within the SP area.

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 include encouraging a reasonably compact pattern of development, offering a wide range of housing choices, and coordinating 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 proposal

aligns with these goals.

**Action:** Approved with Conditions **Meeting Date:** 7/9/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for up to two detached residential lots, subject to 3 conditions.

**Date of Approval:** 7/9/2026 **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:**