

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 7-I-26-DP **Related File Number:** 7-SI-26-C
Application Filed: 5/26/2026 **Date of Revision:**
Applicant: KHUSHI 2021, LLC

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, east of English Ivy Ln
Other Parcel Info.:
Tax ID Number: 129 12607 **Jurisdiction:** County
Size of Tract: 10.64 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 6-lot detached residential subdivision **Density:**
Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgeway P
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 HARDIN VALLEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <3 DU/AC
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: Khushi 2021, LLC
No. of Lots Proposed: 6 **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 6 detached residential 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.

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 du/ac:

A. The PR zone allows detached dwellings 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 proposed density of 0.57 du/ac is well below the maximum allowed density of 3 du/ac.

C. The proposed setbacks are consistent with the PR zone and surrounding development.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is designated as the SMR (Suburban Mixed Residential) place type in the Comprehensive Plan. The SMR place type lists single-family dwellings as a primary use. The place type encourages street and pedestrian connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas. However, there are no sidewalks or bike lanes along Hardin Valley Road, and the abutting Vining Mill subdivision to the west provides no provision for a connection.

B. Approximately 8.13 acres of the property fall within the HP (Hillside Protection) area. Staff recommends a condition to limit the disturbance to 3.3 acres, as recommended by the slope analysis.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Detached houses would be compatible with other single-family residences in the area.

B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The applicant focuses development along the property's relatively flatter portion and proposes a 4.25-acre common lot within the HP area, most of which will presumably remain forested. Any grading or deforestation within the common area shall be reviewed by Planning staff, as stipulated in condition 9.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. 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 action 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 meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 6 detached residential lots, subject to 2 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:

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: