

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-A-26-DP Related File Number: 8-SA-26-C
Application Filed: 5/28/2026 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: West side of Ebenezer Rd, west of Bexhill Dr
Other Parcel Info.:
Tax ID Number: 144 095, 096, 097 Jurisdiction: County
Size of Tract: 6.129 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Southwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1439 EBENEZER RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <10 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: Ebenezer Road Townhomes
No. of Lots Proposed: 48 **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:

Staff Recomm. (Abbr.): Approve the Development Plan for up to 47 attached houses and a peripheral setback reduction, as shown on the development plan, subject to 3 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.
3. The height of the attached houses shall be 35 ft.

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:

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

- A. The property is zoned PR (Planned Residential) with a density of up to 10 du/ac, subject to 2 conditions. The density and conditions have been met as stated above.
- B. The PR zone allows attached homes 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).
- C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories, which is consistent with the maximum height allowed in the adjacent zone districts.
- D. The Planning Commission has the authority to reduce the peripheral setback from 35 ft to 15 ft adjacent to residential and agricultural zones. The applicant has requested a reduced peripheral to 25 ft and 15 ft. Along the western and southern boundaries, a 12-ft Type B landscape screen has been provided adjacent to single family developments mitigating the reduced setback request.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. The housing mix consists of attached residential uses such as duplexes, multiplexes, and townhomes that have the scale of a single family home. The 2-story townhomes are on a similar scale to the 2-story single family homes in the area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. A Type B landscape buffer 12 ft in width is conditioned along the western and southern lot lines adjacent to single family residential homes. Privacy fencing is required at the ends of Road B until future street connections are made. The screening is consistent with Policy 2, to ensure that development is sensitive to the existing community character.
- B. The development has provided a stub-out to the south, which is consistent with Policy 11, promote connectivity with new development.
- C. The 0.28-acre park is consistent with Policy 5, create neighborhoods with a variety of housing types and amenities in close proximity.

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 the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions Meeting Date: 8/13/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 47 attached houses and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.

Date of Approval: 8/13/2026 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: