

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-C-26-DP Related File Number: 8-SC-26-C
Application Filed: 6/22/2026 Date of Revision:
Applicant: TURNER HOMES, INC.

PROPERTY INFORMATION

General Location: North side of Gleason Dr and Ashton Ct intersection
Other Parcel Info.:
Tax ID Number: 132 061 Jurisdiction: County
Size of Tract: 10.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Southwest 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 GLEASON DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 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: 0 Gleason Drive

No. of Lots Proposed: 42 **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 42 attached residential units, subject to 4 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 maximum height of the attached dwellings shall be 35 ft.
4. Before final plat approval, verifying that the property has adequate acreage for 42 dwellings units (at least 10.5 acres). The density of the development shall not exceed 4 du/ac.

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 4 du/ac:

A. The PR zone allows attached 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. Based on the noted acreage of 10.67 acres on the site plan, the subdivision yields a density of 3.94 du/ac, which is consistent with the maximum allowed density of 4 du/ac. The property has not been surveyed, so staff recommends a condition to verify the acreage during the final plat.

C. The site plan as provided conforms to the lot area and setback requirements of the PR zone. The PR zone specifies a maximum height of 35 ft for houses, and states that the Planning Commission must determine the maximum height for all other structures. Staff recommends a condition that the duplexes have a maximum height of 35 ft.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is designated with the SMR (Suburban Mixed Residential) place type, which lists attached dwellings as a primary use. The place type specifies a building height maximum of 3 stories and a front setback of 20-30 ft, and stipulates that multiplexes and townhouses have the scale of a single-family home. The site plan indicates the duplexes will have a footprint of 4,800 sq ft, which is compatible with the range of housing forms in the area.

B. Approximately 6.64 acres of the property along its front portion is within the HP (Hillside Ridgetop Protection) area. The slope analysis recommends a maximum disturbance budget of 4.35 acres (65.5% of the HP area). Although the development disturbs almost the entirety of the HP area, approximately 1.75 acres of land outside the HP area will remain undisturbed along the rear side of the property. The most constrained areas on the site lie outside the HP area and are instead concentrated on the potential blue-line stream and steep slopes leading down to the stream. The proposed development will stay outside of the buffer area associated with the stream.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Attached dwellings would be compatible with the range of housing forms in the area, including the townhouse developments to the west and across Gleason Drive. Staff recommends a condition to provide a Type B landscape screening to provide a visual buffer for the three abutting single-family lots that is tucked into the subject property.

B. Create neighborhoods with a variety of housing types and amenities in close proximity. (Policy 5) – The proposed development is consistent with the variety of housing types in the area and is supported by a nearby community-serving commercial corridor along Kingston Pike.

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 42 attached residential units, subject to 4 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:

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:**