

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



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

PROPERTY INFORMATION

General Location: West side of Ebenezer Road, across from the western terminus of Gatwick Dr
Other Parcel Info.:
Tax ID Number: 144 095 (PARTIAL), 096, 097 Jurisdiction: County
Size of Tract: 5.97 acres
Accessibility: Access is via Ebenezer Road, a minor arterial with 65 ft of pavement width within a right-of-way that varies from 83-108 ft in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Single Family Residential, Rural Residential
Surrounding Land Use: North: Multifamily - PR (Planned Residential) up to 1-5 du/ac
South: Rural residential - A (Agricultural)
East: Multifamily, commercial, agriculture/forestry/vacant land, single family residential, office - CN (Neighborhood Commercial), RA (Low Density Residential), A (Agricultural)
West: Single family residential - PR (Planned Residential) up to 3 du/ac
Proposed Use: Attached residential subdivision Density: 10 du/ac
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 with conditions) up to 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: 47 **No. of Lots Approved:** 47

Variances Requested: VARIANCES

1. Terminate Road B a public road serving more than 2 lots on the same side of the street, without a cul-de-sac turnaround.
2. Reduce the tangent length of a reverse curve on Road A from 50 ft to 30 ft.
3. Decrease the intersection separation from 400 ft to 355 ft between Road A and Bexhill Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Reduce the pavement width from 26 ft to 24 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Approve the variance to not provide a cul-de-sac turnaround at the end of Road B.
A. A stub-out is required for the future street connection to the adjacent property to the south.
B. The stub-out connection is a logical extension of the street system into the surrounding property, is required by staff, and is not created by any person who has an interest in the property.
C. The distance between Road A and Road B and the end of the stub-out is less than 150 ft, which is the distance required for a fire truck turnaround per the International Fire Code. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the tangent length of a reverse curve on Road A from 50 ft to 30 ft.
A. The property is aligning with Gatwick Drive, the existing road across Ebenezer Road, for safety.
B. The limited street frontage and the surrounding public roads are unique to the property.
C. The variance would improve the entrance for the development by aligning with Gatwick Drive and providing right and left turn lanes. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the intersection separation from 400 ft to 355 ft between Road A and Bexhill Drive.
A. The property has limited street frontage and cannot obtain 400 ft of intersection separation in any location.
B. The decreased intersection separation is unique as it is an existing condition between Bexhill Drive and Gatwick Drive.
C. The applicant has moved the entrance road to align with Gatwick Drive and has provided the maximum distance possible from Bexhill Drive. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-

site improvements within the right-of-way are necessary as caused by the development, the developer 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.

7. Providing a 50-ft wide right-of-way stub-out from Road B to the property to the south. The stub-out shall be provided on the final plat and identified for future connection.

8. Providing a 0.25-acre park with green giants planted 6 ft off center around the perimeter per the zoning condition 5-Q-25-RZ.

9. Providing a Type B landscape screen along the western and southern boundaries (Exhibit B).

Existing trees that remain can count toward this requirement.

10. Providing a 6-ft privacy fence at both ends of the street on Road B until a future street connection is made.

11. Providing a sidewalk along Road A, per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the sidewalk location will be determined during permitting.

Comments:

The property is zoned PR (Planned Residential) with a density of up to 10 du/ac, subject to 2 conditions: 1) provide a pocket park/green space with a 0.25-acre minimum; 2) green giants shall be planted 6-ft off center as a landscape screen on each side of the park.

This 47-lot attached development is on approximately 5.974 acres, which will yield a density of 7.87 du/ac. The 0.28-acre park at the end of the Road B cul-de-sac has green giants with 6-ft centers around the perimeter. Sidewalks are required along the entrance road and a stub-out is provided to the property to the south for future development.

Action:

Approved with Conditions

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

Approve the variance to not provide a cul-de-sac turnaround at the end of Road B.

A. A stub-out is required for the future street connection to the adjacent property to the south.

B. The stub-out connection is a logical extension of the street system into the surrounding property, is required by staff, and is not created by any person who has an interest in the property.

C. The distance between Road A and Road B and the end of the stub-out is less than 150 ft, which is the distance required for a fire truck turnaround per the International Fire Code. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the tangent length of a reverse curve on Road A from 50 ft to 30 ft.

A. The property is aligning with Gatwick Drive, the existing road across Ebenezer Road, for safety.

B. The limited street frontage and the surrounding public roads are unique to the property.

C. The variance would improve the entrance for the development by aligning with Gatwick Drive and providing right and left turn lanes. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the intersection separation from 400 ft to 355 ft between Road A and Bexhill Drive.

A. The property has limited street frontage and cannot obtain 400 ft of intersection separation in any location.

B. The decreased intersection separation is unique as it is an existing condition between Bexhill Drive and Gatwick Drive.

C. The applicant has moved the entrance road to align with Gatwick Drive and has provided the maximum distance possible from Bexhill Drive. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 11 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: