

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-25-C

Related File Number: 9-B-25-UR

Application Filed: 7/28/2025

Date of Revision:

Applicant: MELODY EVANS

PROPERTY INFORMATION

General Location: West side of Number Two Dr, north side of Number Four Dr

Other Parcel Info.:

Tax ID Number: 52 C A 01302 OTHER: 052CB00101

Jurisdiction: County

Size of Tract: 3.42 acres

Accessibility: Access is via Number Two Drive, an unstriped local street with 19-26 ft of pavement width within a right-of-way width that varies from 32-42 ft. Access is also via a proposed access easement with 25 ft of pavement width and via Number Four Drive, an unstriped local street with 14 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, agriculture/forestry/vacant Land

Surrounding Land Use: North: Public parks, rural residential - I (Industrial), RA (Low Density Residential)

South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), PR (Planned Residential) up to 5 du/ac

East: Rural residential, public/quasi-public land (church), agriculture/forestry/vacant land - RA (Low Density Residential), I (Industrial)

West: Single family residential - RA (Low Density Residential)

Proposed Use: 4 Duplexes

Density:

Planning Sector: Northeast County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1821 SANTA CLAUS LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

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: A Step Towards Home

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variances Requested: None.

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 Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. 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.
3. Adding a note to the plat that Lots 2 and 3 must share a driveway.
4. Meeting all applicable requirements of the Knox County zoning ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Before recording 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.

Comments: The development consists of 4 duplexes and 5 single family homes on individual lots. Lots 1-4 are duplexes that will access Number Two Drive. Lots 5-9 are single-family homes that will utilize the access easement. Duplexes are permitted as a use on review within the RA zone, while single-family homes are permitted by right. Lot 5 has an existing home and accessory structures that will remain.

Action: Approved with Conditions

Meeting Date: 9/11/2025

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 9/11/2025

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: