CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-SE-26-C **Related File Number:** 8-C-26-SU

Application Filed: 6/30/2026 **Date of Revision:**

Applicant: THE PRESERVES AT LOVES CREEK, LLC

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Loves Creek Rd and Buffat Mill Rd

Other Parcel Info.:

Tax ID Number: 60 I C 002 **Jurisdiction:** City

Size of Tract: 5.38 acres

Accessibility: Access is via Loves Creek Road, a major collector with a pavement width of 20.5 ft within a right-of-way which varies between 40.5 ft and 42.5 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use: North: Agriculture/forestry/vacant land - C-R-2 (Regional Commercial)
South: I-640 Rights-of-way - RN-4 (General Residential Neighborhood)
East: Agriculture/forestry/vacant land, public/quasi public land (park) - OS (Open Space)
West: I-640 Rights-of-way

Proposed Use: 6-lot subdivision for multifamily development **Density:**

Planning Sector: Northeast County **Plan Designation:** MDR/O (Medium Density Residential/Office), SP (Stream Pr

Growth Policy Plan: N/A (Within the City limits)

Neighborhood Context:

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

Street: 1717 LOVES CREEK RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Loves Creek Lofts

No. of Lots Proposed: 5 **No. of Lots Approved:** 0

Variances Requested: 1. Variance to allow multifamily dwellings to be served by access easements (variance from Section 3.03.C.1).
2. Variance to allow more than 10 dwelling units to be served by an access easement (variance from Section 3.03.C.1).

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 variance to allow multifamily dwellings to be served by access easements, based on the following evidence of hardship.
1. The property has adequate frontage to provide separate driveways for each proposed lot. However, the City of Knoxville Engineering Department will not approve individual driveways due to safety concern at this street segment.
2. The property's location at Loves Creek Road and the consolidated access required by City Engineering is unique to the property.
3. Allowing the development to be served by two access easements will provide safer road conditions. The development will incorporate all-way stop controls at the proposed driveways and at the intersection of Loves Creek Road and Buffat Mill Road, as recommended by the traffic impact study.

Approve the variance to allow more than 10 dwelling units to be served by an access easement, based on the following evidence of hardship.
1. The property has adequate frontage to provide separate driveways for each proposed lot, thereby eliminating the need for access easements to serve more than 10 dwelling units.
2. However, the City of Knoxville Engineering Department will not approve individual driveways due to safety concern at this street segment. The property's location at Loves Creek Road and the consolidated access required by City Engineering is unique to the property.
3. Allowing 36 dwelling units to be served by the northern access easement and 48 dwelling units to be served by the southern access easement will provide safer road conditions. The development will incorporate all-way stop controls at the proposed driveways and at the intersection of Loves Creek Road and Buffat Mill Road, as recommended by the traffic impact study.

Approve the concept plan for up to five lots and a common area, subject to 5 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
2) Ensuring the relocation of the historic Alfred Buffat Homestead structure to the abutting southern parcel in coordination with the City's Plans Review & Inspections Department and Planning staff. A type 'A' landscape screen (Exhibit B) shall be provided along the southern boundary after the relocation.
3) Implementing the recommendations of the Traffic Impact Study for The Preserve at Loves Creek by Ardurra, as required by the City of Knoxville Engineering Department and Tennessee Department of Transportation.
4) Recording a plat with the proposed lot layout and easements, meeting all applicable requirements of the Subdivision Regulations and standard platting process.
5) Changing the lot number of the common area to CA-1 or OS-1 and revising the other numbers in chronological order. Add a note on the final plat to stipulate that the common area shall be accessed from the internal driveways only.

Comments:

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

Details of Action:

Summary of Action: Approve the variance to allow multifamily dwellings to be served by access easements, based on the following evidence of hardship.
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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:**