

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 9-C-26-DP      **Related File Number:** 9-SD-26-C  
**Application Filed:** 7/27/2026      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

### PROPERTY INFORMATION

**General Location:** East side of Marietta Church Rd, northeast of Broady Glan Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 129 128      **Jurisdiction:** County  
**Size of Tract:** 93.52 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:**  
**Planning Sector:** Northwest County      **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 1928 MARIETTA CHURCH RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 2 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:** Briggs Station  
**No. of Lots Proposed:** 131      **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:** Whitney Warner  
**Staff Recomm. (Abbr.):** Approve the Development Plan for up to 131 detached houses, as shown on the development plan, subject to 2 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.

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 2 du/ac. The density has been met as stated above.

B. The PR zone allows single family houses 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).

#### **2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP**

A. The property's place type is RC (Rural Conservation) within the HP (Hillside Protection) area on the Future Land Use Map. Single family homes are considered the primary use in the RC place type. Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The total disturbance on the property is 49.1 acres (52%) on the 94-acre property.

B. Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site. The total open space area is 55.51 acres (59%) of the 94-acre property. The disturbance within the Hillside protection area is 41.1 acres, which is within the recommended disturbance from the slope analysis of 44.43 acres.

#### **3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. The single family lots are similar to other single family lots in the area, which is consistent with Policy 2, to ensure that development is sensitive to the existing community character.

B. The street and sidewalk connections to Vining Mill and Catatoga subdivisions are consistent with Policy 14.2 plan for improving network connectivity. Vining Mill, Catatoga, and Briggs Station subdivisions will have access via three entrances, providing users with alternative routes of travel. Additional network connectivity also allows for better dispersed traffic, less congestion, and increased walkability.

#### **4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

A. The property is within the Rural Area of the Growth Plan. This property was rezoned to PR up to 2 du/ac in 2021 (6-E-21-RZ/6-B-21-SP). Residential development within the Rural Area shall be limited to no more than 2 du/ac. The 131-lot development on approximately 94 acres yields a density of 1.39 du/ac.

**Action:** Approved with Conditions      **Meeting Date:** 9/10/2026

### **Details of Action:**

**Summary of Action:** Approve the Development Plan for up to 131 detached houses, as shown on the development plan,

subject to 2 conditions.

**Date of Approval:**

9/10/2026

**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:**