

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 9-E-26-DP **Related File Number:** 9-SF-26-C
Application Filed: 7/28/2026 **Date of Revision:**
Applicant: TAYLOR FORRESTER

PROPERTY INFORMATION

General Location: Southwest side of E Governor John Sevier Hwy, northwest of Juliette Elise St
Other Parcel Info.:
Tax ID Number: 111 01602, 010 **Jurisdiction:** County
Size of Tract: 11.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land, Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: South County **Plan Designation:** RC (Rural Conservation), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2131 E GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with conditions), <4.5 DU/AC, <3.9 DU/AC, <5 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: Prices Point Church Expansion
No. of Lots Proposed: 40 **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: Samiul Haque
Staff Recomm. (Abbr.): Approve the development plan for up to 40 detached houses on individual lots, and the peripheral boundaries as depicted 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.

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 has split zoning: 8.59 acres are zoned PR(k) up to 5 du/ac (3-F-26-RZ); 2.85 acres are zoned PR(k) up to 3.9 du/ac (5-O-22-RZ); 0.04 acres are zoned PR(k) up to 4.5 du/ac (4-E-22-RZ); and 0.06 acres are zoned A (Agricultural). No dwellings are proposed within the latter two zones.
- b) The PR zone allows 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 (Article 5, Section 5.13.15).
- c) The 11.54-acre property yields an overall density of 3.47 du/ac. The approximate density is 4.31 du/ac within the PR(k) up to 5 du/ac zone (including lots 1-28 and 32-40 of this development), and 3.3 du/ac within the PR(k) up to 3.9 du/ac zone (including lots 29-31 of this development and 59 dwelling units of the previous phase), which are in compliance with the maximum allowed density.
- d) The conditions stipulated by 4-E-22-RZ and 5-O-22-RZ are not applicable to this request. The proposed development shall meet all three conditions of the PR(k) up to 5 du/ac zone (3-F-26-RZ), which are stated below.
- i) Providing street connectivity to the abutting property to the south, subject to review and approval by the Knox County Engineering & Public Works Department during the development plan phase.
- ii) Maintaining a 100-ft vegetative buffer on the western side of the property with plantings composed of a mix of native trees and grasses.
- lii) Installing a Type 'B' landscape screening along the E Governor John Sevier Highway frontage.
- E) Peripheral setbacks are provided along the boundary of this development phase, measuring 35 ft on the south and west sides and 50 ft on the north and east sides.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is designated with the RC (Rural Conservation) place type. The land use mix of the RC place type lists detached houses as a primary use. The place type requires preservation of 50% or more of open space for single-family residential subdivisions. The development will feature single family houses. The site plan indicates that 5.77 acres (50%) of the site will be open space serving as a common area. As specified in condition 9 of the concept plan, at least 50% of the site must be preserved based on the final acreage confirmed by a property survey.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Detached dwellings would be compatible with the other detached dwellings of the Prices Point subdivision.
- B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The proposed development retains 50% of the site as open space, and the existing vegetation along the French Board River shall be maintained per condition 2 of the concept plan.
- C. Promote connectivity with new development. (Implementation Policy 11) – The proposed street connectivity to the prior phase of the subdivision is consistent with this policy and also supports Implementation Policy 14, to promote network efficiency to reduce congestion and improve redundancy. Further, a future connection is intended for the abutting church.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 9/10/2026

Details of Action:

Summary of Action: Approve the development plan for up to 40 detached houses on individual lots, and the peripheral boundaries as depicted 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: