

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-A-26-DP Related File Number:
Application Filed: 11/18/2025 Date of Revision:
Applicant: NED FERGUSON

PROPERTY INFORMATION

General Location: North side of Joe Daniel Rd, northeast of Pellissippi Pkwy and Oak Ridge Hwy interchange
Other Parcel Info.:
Tax ID Number: 89 19307, 19312 **Jurisdiction:** County
Size of Tract: 1.021 acres
Accessibility: Access is via Joe Daniels Road, an unstriped local street with 15-19 ft of pavement width within a large right-of-way shared with a railroad.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: 2 single family lots **Density:** 0.83 du/ac
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), HP (Hillside Ridgertop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The subject property is north of the Oak Ridge Highway and Pellissippi Parkway interchange in an area that features a mix of residential, office, and commercial uses interspersed with undeveloped, forested slopes. Clinch River runs to the north.

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

Street: 8709 JOE DANIELS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983 the property was rezoned from I (Industrial) to PR (Planned Residential) (12-O-83-RZ), and the TO (Technology Overlay) was added (12-FF-83-RZ). In 1992 the TO was removed (10-U-92-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 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 2 single-family house lots and a peripheral setback reduction along the north and east boundary lines from 35 ft to 15 ft, subject to 3 conditions.

Staff Recomm. (Full): 1) 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.
2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all 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 district and the criteria for approval of a development plan.

Comments: This development plan is for 2 existing single family houses on 1.021 acres in the PR zone.

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
PR (Planned Residential) (12-O-83-RZ):
A. The PR zone permits single-family houses. 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). These houses were built in 2002 and 2005 without development plan approval. The Planning Commission shall determine the setbacks in the PR zone and can reduce the peripheral boundary in the PR zone to 15 ft since the subject property abuts PR zoned properties. The applicant is requesting a peripheral boundary reduction along the north and east boundary lines from 35 ft to 15 ft.
B. The 1.021-acre property is part of a 3.611-acre PR zoning district. The proposed density for the entire PR district is 0.83 du/ac. No set density was approved during the rezoning (12-O-83-RZ).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family lots are compatible with the other single-family residences in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as RL (Rural Living) and HP (Hillside Protection). The RL place type recommends single-family as a primary use on a wide range of lot sizes. The plan shows two single-family lots on 1.021 acres. The lots were cleared in the early 2000s when the homes were built. Since the lots have been previously disturbed, they are considered exempt from the HP land disturbance recommendations.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Rural Area. Rezoning in the Rural Area are limited to 2 du/ac when there is adequate infrastructure. The property does not have sewer, nor does it have direct access to a collector road. The development density of 0.83 du/ac is consistent with the density permissible in the Rural Area where utilities and infrastructure are not available.

Action: Approved with Conditions

Meeting Date: 1/8/2026

Details of Action:

Summary of Action: Approve the development plan for 2 single-family house lots and a peripheral setback reduction along the north and east boundary lines from 35 ft to 15 ft, subject to 3 conditions.

Date of Approval: 1/8/2026

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: