

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-G-25-DP      Related File Number:

Application Filed: 8/26/2025      Date of Revision:

Applicant: JAMES D BAESKE

## PROPERTY INFORMATION

General Location: Southside of Ridgepath Ln, east side of Rockford Ln

Other Parcel Info.:

Tax ID Number: 169 K C 015      Jurisdiction: County

Size of Tract: 3.09 acres

Accessibility: Access is via Ridgepath Ln, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use: One single family lot      Density: 0.32

Planning Sector: Southwest County      Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is comprised of single family residential dwellings on small suburban-style lots.

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

Street: 12720 RIDGEPATH LN

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: This property was part of a larger rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in 1999 (6-H-99-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 1 single-family house lot, 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 plat will combine Lot 17 and Lot 18R of the Cabot Ridge subdivision. There is an existing house on Lot 17, and the driveway is on Lot 18R.

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) with up to 2 du/ac:

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). The proposed development plan shows the existing house and driveway on the combined lots.

B. The property is 3.09 acres in the PR (Planned Residential) zoning district. The proposed density is 0.32 du/ac, which is well below the approved density of 2 du/ac.

### 2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family lot is compatible with the other single-family residences in the area.

### 3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential) and is in the HP (Hillside Protection) area. The SR place type recommends single-family as a primary use, with lot sizes generally less than one acre. The plan shows one single-family lot on 3 acres. The large lot within the HP area makes this unlikely to cause adverse impacts for surrounding properties.

### 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. This development is in alignment with these goals.

**Action:** Approved with Conditions

**Meeting Date:** 10/2/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 1 single-family house lot, subject to 3 conditions.

Date of Approval:10/2/2025

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: