

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-E-26-DP Related File Number: 2-SD-26-C
Application Filed: 12/29/2025 Date of Revision:
Applicant: JOSH SANDERSON

PROPERTY INFORMATION

General Location: West side of Roberts Rd, east of Boruff Rd
Other Parcel Info.:
Tax ID Number: 22 00514 Jurisdiction: County
Size of Tract: 74.73 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 1.99
Planning Sector: Northeast County Plan Designation: RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 6701 ROBERTS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) <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: Simmons' Farm on Roberts Road
No. of Lots Proposed: 149 **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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 149 detached residential lots, subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) The subdivision shall not exceed 149 residential lots (dwellings) based on plan note #5 on the concept plan, which states the property is approximately 74.73 acres. If the total area of the property is less than 74.5 acres, the maximum number of residential lots (dwellings) must be reduced to conform with the maximum density of 2 du/ac.

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

PR (Planned Residential) up to 2 du/ac:

A. The PR zone allows detached 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).

B. The proposed density is 1.99 du/ac. Because the concept plan states the total acreage is approximately 74.73 acres and the proposed density is so close to exceeding the maximum allowed, development plan condition #2 states that the number of lots must be reduced to conform with the maximum density of 2 du/ac if the total area of the property is less than 74.5 acres.

C. The property has two closed contours that must be studied during the design plan phase to determine if they are sinkholes. If they are determined to be sinkholes, the proposed lots that do not have buildable areas outside of the top of the sinkhole must be eliminated or combined with adjacent lots.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The subdivision has 5 acres (lot 17) identified as common area, approximately 3 acres of which is identified as wetland or wetland buffer. This is consistent with Policy 7, to encourage development practices that conserve and connect natural features and habitat. The remainder of the 8-acre wetland is primarily on the adjacent 17-acre lot (lot 40), with small areas on lots 20 and 21.

B. The County will leverage the funds provided by the developer for improvements at the Washington Pike intersection and implement a larger project to align the northern and southern Roberts Road intersections. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

3) FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 1.99 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the Rural Area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement.—This proposal is consistent with the growth policy plan.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the development plan for up to 149 detached residential lots, subject to 2 conditions.

Date of Approval: 2/12/2026 **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:**