

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-K-26-DP Related File Number:
Application Filed: 1/21/2026 Date of Revision:
Applicant: MARK C TUCKER

PROPERTY INFORMATION

General Location: North side of Duck Pond Way, west side of Pond Run Way, north of Babelay Rd
Other Parcel Info.:
Tax ID Number: 50 I B 03101 **Jurisdiction:** County
Size of Tract: 5559 square feet
Accessibility: Access is via Duck Pond Way, a private, unstriped local street with a pavement width that varies from 26 ft to 40 ft within a right-of-way width that varies from 38-48 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Single family dwelling **Density:**
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is part of The Park at Babelay single-family subdivision located 0.85 miles east of Washington Pike. This is a rural area that features single family and rural residential uses and vacant lands.

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

Street: 3505 DUCK POND WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2007, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (3-D-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac:

A. The PR zone allows detached dwellings 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. Considering the proposed acreage of 8.25 acres for Units 1 & 2, the density of this development would be 4 du/ac, which is in conformance with the approved density of 4 du/ac (3-D-07-RZ). The final acreage shall be verified with a plat, as stipulated in condition 4.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes that are generally less than one acre.

B. The place type specifies a building height maximum of 2 stories and a front setback of 20-30 ft. The proposed single family house would need to meet the requirements of the PR zone and the stated conditions.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A detached house would be compatible with other single-family residences in the subdivision.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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:** 4/9/2026

Details of Action:

Summary of Action: Approve the development plan for a detached dwelling, subject to 5 conditions.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:** 3/5/2026

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:**