

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 4-D-26-DP **Related File Number:** 4-SB-26-C
Application Filed: 2/23/2026 **Date of Revision:**
Applicant: JOSH SANDERSON/PRIMOS LAND COMPANY LLC

PROPERTY INFORMATION

General Location: North of Barkley Knoll Ln and Pepper Bush Ln intersection
Other Parcel Info.:
Tax ID Number: 103 072 **Jurisdiction:** County
Size of Tract: 48.58 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use:
Proposed Use: 40 single family lots **Density:**
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), RC (Rural Conservation), SP (Stream Pro)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11503 BARKLEY KNOLL LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac, F (Floodway)
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: Hayden Farm
No. of Lots Proposed: 41 **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 up to 42 detached residential lots, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 13.07 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.

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-

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The total site contains approximately 100 acres. The applicant is proposing to subdivide 42 lots, which will bring the development density to 1.96 du/ac.
B. The PR zone allows single family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is within the RC (Rural Conservation), RL (Rural Living) placetypes and is in the HP (Hillside Protection) and SP (Stream Protection) area, on the Future Land Use Map. Single family houses are considered a primary use in the RC and RL place types.
B. There are steep slopes along the property. The recommended land disturbance from the slope analysis is 13.07 acres. The plan is disturbing 16.1 acres. Staff is recommending a condition to disturb no more than 13.07 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat. The rear of Lots 24-41 backs up to Beaver Creek, and much of the lot is covered by the floodplain. There is a condition of approval to put the floodplain in a common area or provide a LOMR-F.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensuring that development is sensitive to existing community character. The single family lots are similar to the single family lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan. The 2024 update to the Growth Policy Plan limits density to 2 du/ac with adequate infrastructure. However, this property was rezoned under the previous version of the Growth Policy Plan, which allowed density of up to 3 du/ac. This property is being developed at 0.89 du/ac (total site 1.96 du/ac) so it does meet the updated Growth Policy Plan's maximum allowed density. Phase 2 of Hayden Farms and connects to the existing Hayden Farms subdivision, which has sewer and two road connections to Sam Lee Rd, a classified road.

Action: Approved with Conditions **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 42 detached residential lots, subject to 2 conditions.

Date of Approval: 4/9/2026

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: