

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-B-26-DP
Application Filed: 3/18/2026
Applicant: ALEX HAMILTON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Schaeffer Rd, south of Harrison Springs Ln
Other Parcel Info.:
Tax ID Number: 104 10702 (PARTIAL) **Jurisdiction:** County
Size of Tract: 7.38 acres
Accessibility: Access is via a 15-ft wide access easement from Schaeffer Road, an unstriped major collector with 22 ft of pavement width within a 53-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: 2 dwelling units (1 single family lot and 1 accessory dwelling unit) **Density:** 0.31 du/ac
Planning Sector: Northwest County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection),
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Schaeffer Road features single family houses on large lots and in subdivisions, with forested slopes to the east and Pellissippi Parkway to the west. There are some office, commercial, and civic uses to the southeast near the Lovell Road and Pellissippi Parkway interchange and to the north near the Hardin Valley Road and Pellissippi Parkway interchange.

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

Street: 1908 SCHAEFFER RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential), A (Agricultural), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: In 2003 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (12-J-03-RZ). In 2022 part of the property was rezoned from A to RA (Low Density Residential) (4-G-22-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 dwelling units, 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 request is to resubdivide the subject property into 2 lots and add an accessory dwelling to the front lot (Lot 2R2). The property has dual zoning, with RA (Low Density Residential) and TO (Technology Overlay) zoning along Harrison Springs Road, PR (Planned Residential) up to 3 du/ac on the largest portion of the lot to the rear, and A (Agricultural) and TO zoning between in a narrow strip that connects to Schaeffer Road. The proposed lot layout would give Lot 2R2 approximately 4.65 acres zoned A, RA, and PR up to 3 du/ac. The existing house is located in the portion of the lot zoned PR, and would incorporate an accessory dwelling. The rear lot would be zoned PR up to 3 du/ac and would incorporate a new single family house. Both lots would have access to Schaeffer Road, a major collector street.

A new easement is proposed approximately 12 ft from the property line adjacent to lots 64-68 of the Harrison Springs subdivision. The applicant has stated that they intend to landscape the area between the access easement and the existing subdivision, but have not offered any details.

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 3 du/ac:

A. The proposed lots are within a 64.69-acre PR (Planned Residential) zone with up to 3 du/ac. This includes the Harrison Springs Subdivision, where approximately 166 single family lots have been platted. The 2 additional dwelling units, new lot (2R1) and accessory dwelling unit on lot 2R2, would bring the total number of dwelling units to 168 units at a density of 2.6 du/ac.

B. The PR zone permits single family homes. 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).

C. The Planning Commission has the authority to reduce the peripheral setback when adjacent to residential or agricultural zones. The applicant requests a reduced peripheral setback on the south side adjacent to agricultural areas because the property is narrow.

D. The Technology Overlay Design Guidelines do not apply to single family lots.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The two large single family lots and accessory dwelling unit are compatible with the other residences in

the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the RC (Rural Conservation) and BP (Business Park) place types and is in the HP (Hillside Protection) area. Single-family residential is the primary use in the RC (Rural Conservation) place type, while a range of housing may be considered in BP. The plan shows 2 new dwellings on 7.38 acres. The 2 dwellings will cause minimal disturbance within the HP (Hillside Protection) area. The applicant has stated they will replant the 12-ft area between the adjacent subdivision and the access easement.

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. The request reduction does not conflict with these goals.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the development plan for 2 dwelling units, subject to 3 conditions.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:** 5/14/2026, 6/11/26

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:**