

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-C-25-DP Related File Number:  
Application Filed: 3/17/2025 Date of Revision:  
Applicant: DANIEL PADGET (PADGET PROPERTIES)

## PROPERTY INFORMATION

General Location: West side of Andersonville Pike, west of Ingram Ln terminus  
Other Parcel Info.:  
Tax ID Number: 28 075 Jurisdiction: County  
Size of Tract: 1.8 acres  
Accessibility: Access is via Andersonville Pike, a major collector street with 19 ft of pavement width within a 30-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use:  
Proposed Use: 2 lot subdivision Density: 1.11 du/ac  
Planning Sector: North County Plan Designation: RL (Rural Living), HP (Hillside Ridgeline Protection)  
Growth Policy Plan: Rural Area  
Neighborhood Context: This area is rural in character and contains a mix of detached single family subdivisions off of side streets, multifamily residential developments, and large undeveloped tracts.

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

Street: 8015 ANDERSONVILLE PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 1.5 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2024 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 1.5 du/ac (11-J-24-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 single family house lots, subject to 5 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) Lots 1 and 2 must create an easement for the shared driveway access point.
- 3) Land disturbance within the HP area shall not exceed 0.78 acres, as recommended by the slope analysis (attached). Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) 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 proposal is to create 2 individual lots for the existing single family houses on 1.80 acres on Andersonville Pike.

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 1.5 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).  
B. The property is 1.8 acres in the PR (Planned Residential) zoning district. The proposed density is 1.11 du/ac, which is in conformance with the approved density of 1.5 du/ac.  
C. Both houses are within the 35 ft peripheral boundary along the front. The creation of these lots does not increase the nonconformity.
- 2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES  
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single family residences are similar to the other single family residences in the area.
- 3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE  
A. The property is classified as RL (Rural Living) and HP (Hillside Protection). Rural Living areas are appropriate for single family residences on a wide range of lot sizes. The proposed 1.12-acre and 0.7-acre single family lots are consistent with the RL place type. Additionally, there is a condition to limit disturbance in the HP area to 0.78 acres as recommended by the slope analysis.
- 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN  
A. The property is within the Rural Area of the Growth Policy Plan, adjacent to the Planned Growth area. The PR zone up to 1.5 du/ac is consistent with residential development in the rural area.

Action: Approved with Conditions    Meeting Date: 5/8/2025

Details of Action:  
Summary of Action: Approve the development plan for 2 single family house lots, subject to 5 conditions.  
Date of Approval: 5/8/2025 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: