

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-B-26-DP                      Related File Number:  
Application Filed: 4/23/2026              Date of Revision:  
Applicant: BRANDON GIBSON

## PROPERTY INFORMATION

General Location: South side of Cabbage Dr, east of Andersonville Pike  
Other Parcel Info.:  
Tax ID Number: 28 11204                      Jurisdiction: County  
Size of Tract: 5.01 acres  
Accessibility: Access is via Cabbage Drive, a local street with a pavement width which varies between 15 ft and 18 ft within a right-of-way which varies between 40 ft and 43 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Single Family Dwelling                      Density: .4 du/ac  
Planning Sector: North County                      Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is comprised of single family residential uses on a mix of small suburban lots and large rural lots. There are also agricultural uses and churches in the area.

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

Street: 4224 CABBAGE DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), up to 3 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: This property was part of a larger rezoning in 2007 from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (8-I-07-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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to two detached residential lots, subject to 3 conditions.

Staff Recomm. (Full): 1) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the property owner, the property owner 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 applicable requirements of the Knox County Zoning Ordinance.

3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the noted conditions, this plan meets the requirements for approval in the PR district and the criteria for a development plan.

Comments: This request is to subdivide this 5-acre property into two single-family house lots.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In exercising its administrative judgment, the Planning Commission shall determine whether 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 subject property is within a 10-acre PR (Planned Residential) up to 3 du/ac zoning district that was originally 32 acres, but four other properties have been rezoned back to A (Agricultural) since then. The proposed large residential lots are consistent with other properties along Cabbage Drive.

B. The PR zone allows houses as a permitted use.

C. The proposed setbacks are consistent with the PR zone and surrounding development.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. The proposed house lot and larger lot are compatible with the other residences in the area, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as the SR (Suburban Residential) place type and is partially in the HP (Hillside Protection) area.

B. Single-family residential is the primary use in the SR (Suburban Residential) place types.

C. The 5-acre property has 3.65 acres within the HP (Hillside Protection) area. The slope analysis recommends a maximum disturbance limit of 1.81 acres within the HP area. The northern house will be only partially within the HP area, while the southern house and driveway will be entirely within it. The two houses and driveways can be constructed within the recommended disturbance limits.

**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 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. This proposal aligns with these goals.

Action: Approved with Conditions

Meeting Date: 6/11/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for up to two detached residential lots, subject to 3 conditions.

**Date of Approval:** 6/11/2026

**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:**