

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 6-D-26-DP                      **Related File Number:**  
**Application Filed:** 4/28/2026              **Date of Revision:**  
**Applicant:** ETHAN I. PHILLIPS

## PROPERTY INFORMATION

**General Location:** Northwest side of Andes Rd, northeast side of Ivywood Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 105 042                      **Jurisdiction:** County  
**Size of Tract:** 36000 square feet  
**Accessibility:** Access is via Andes Road, a local street with 19 ft of pavement width within a 50-ft right-of-way, via Ivywood Lane, a local street with 26 ft of pavement width within a 50-ft right-of-way, and via Old Andes Road, a local street with 20 ft of pavement width within approximately 40 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** 1 new lot for existing house                      **Density:** .38 du/ac  
**Planning Sector:** Northwest 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 dwellings on small suburban lots. There are some churches interspersed within the residential neighborhoods.

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

**Street:** 1315 ANDES RD  
**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:** In 2002, this property was part of a larger rezoning from the A (Agricultural) zone to the PR (Planned Residential) zone up to 3 du/ac (1-K-02-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 6 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) Providing a note on the final plat that all lots shall be restricted from accessing Andes Road.  
3) Relocating the existing driveway on Lot 1 to Ivywood Lane, as proposed in Exhibit B, before Knox County Engineering and Public Works signs the plat. The driveway may be relocated to Old Andes Road, subject to review and approval by Knox County Engineering and Public Works.  
4) Clearing existing vegetation as necessary to obtain the required sight distance at the access point. If the driveway accesses Ivywood Lane, see Exhibit C for the proposed clearing.  
5) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
6) 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 7-acre property into two lots: one for the existing house on approximately 36,000 sqft, and the remainder of the property on the other. The existing driveway on Lot 1 does not have adequate sight distance on Andes Road and must be relocated to one of the side streets before the final plat is signed by Knox County Engineering and Public Works. The applicant proposes accessing Ivywood Lane.

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 48-acre PR (Planned Residential) up to 3 du/ac zoning district that has largely been built out. This PR district includes 23 house lots in the Andes Place Subdivision and 59 lots in the Atlee Fields Subdivision. The existing development is built out at about 1.5 du/ac. Based on this, the subject property is allowed the full density based on its acreage before dedication of right-of-way, approximately 21 dwelling units.  
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. Single-family residential is the primary use in the SR (Suburban Residential) place types. No disturbance is proposed within the HP area.

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 goal.

**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 6 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:**